

# HOUSING

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## THE PRESIDENT'S HOUSING CONFERENCE

For three days during the present month over 3700 people, brought from all parts of the United States by the magic of a "royal command," discussed at the nation's capital practically every aspect of the housing of the American people.

Never before in the United States have so many people been brought together at one time to consider the Housing question.

As a result of these meetings at Washington, widely diversified groups of men and women, many of whom heretofore had little or no interest in the subject, have had a keen interest kindled in some aspect, at least, of this important question.

For a year past, 31 Committees, embracing over 500 individuals, have been at work studying and discussing the subject. The results of that study were placed before the Washington meeting.

To what extent knowledge of the subject has been advanced remains to be seen.

Some of the Reports are excellent. Others, we regret to state, contain a great mass of ill-digested and accurate misinformation.

On the whole, however, the Conference was well worth-while. The President's interest in the subject had the natural effect of putting Housing under the spot-light—of dramatizing it for the American people.

The success of the Conference is largely due to the indefatigable efforts of its executive officers, Dr. John M. Gries and Dr. James Ford, aided by a devoted staff, and to the public-spirited services rendered by the Chairmen and members of the 31 various Committees.

No decision has been reached as yet as to the ultimate publication of the various Reports—they were all put in print for the convenience of those attending the Conference—nor as to the form of organization or the method to be employed to make effective the findings of the various Committees.

We give in this issue a statement of the Objectives of Housing, presented definitely for the first time, also a statement of present-day Standards of Housing, and a Housing "Bill of Rights"—all prepared for this Conference.

# A Housing "Bill of Rights"

Every American family has a **Right**



**To** the right kind of a home.



**To** a home that is safe, decent, comfortable.



**To** an ample supply of pure running water.



**To** sunshine in every room for at least part of the day; to the free admittance into the home of the health giving ultra-violet rays; to abundance of light.



**To** adequate venilation; to moving air; to cross-ventilation; to air that is neither too hot nor too cold, too dry nor too moist.



**To** warmth when needed, to coolth when needed.



**To** freedom from fire and conflagration hazards.



**To** healthful surroundings; to adequate sanitation; to modern plumbing; to the exclusive use of sanitary conveniences; to adequate bathing facilities.



**To** privacy for the family itself and for the individual members of that family.



**To** spaciousness, both in the home and around it.



**To** insulation against dampness, against noise, against heat, against cold.

# A Housing "Bill of Rights"

**To** a home designed, primarily, with reference to the efficiency of its functioning as a home; to its convenience of living.



**To** a home that is well-built, that will not depreciate rapidly; to sound materials and workmanship.



**To** a home that is not too costly to buy or to maintain.



**To** a home in a setting of natural beauty.



**To** a garden; to trees and grass and shrubs.



**To** beauty, within and without.



**To** opportunity for out-door living.



**To** a home that is a place of wholesomeness, cleanliness, order, cheerfulness, tranquillity, comfort, restfulness, attractiveness.



**To** a home where the processes of living and the common tasks of daily family life may be performed without waste of time or effort and with a minimum of friction.



**To** a home where the home-maker's work is a pleasure and not drudgery.



**To** a home that is a place of serene, peaceful, happy and harmonious family life.



**To** a home where music, Nature, literature and art perform their functions in the enrichment of life.



**To** a home where social life with neighbors and friends may flower and develop, where good manners and the amenities of civilized existence may flourish.

L. V.

# A Housing "Bill of Rights"

Every American home dweller has a **Right** to live in a **Community**



**Where** he may breathe air that is free from smoke, dust and other impurities injurious to health.



**Where** the street system is so designed and orientated and buildings are so laid out that a maximum of sunshine will be obtained in the home.



**Where** private residences are kept separate from apartment houses, business and industry.



**Where** too intensive land occupancy is prevented.



**Where** there are no slums or blighted areas.



**Where** there are no noisome alleys—unpaved, uncleaned, unlighted, unpoliced.



**Where** the home is not too near railroads, aviation landing fields, public garages, stables, dumps, marshes or obnoxious industries.



**Where** there are no "moral nuisances" such as disorderly houses, centers of liquor traffic, gambling houses.



**Where** the streets are planted with grass and trees affording grateful shade and pleasant vistas.

# A Housing "Bill of Rights"

**Where** peace and quiet are secured through the setting back of homes from the noise of the street.



**Where** natural beauty is conserved and home sites are developed with relation to the topography, utilizing to best advantage valleys, ridges, woods and streams.



**Where** the amenities of residential districts are preserved by keeping them free of disfiguring advertising signs.



**Where** there are the necessary utilities that make a civilized urban existence possible—such as water supply, sewers, paved streets, lighting, heat &c.



**Where** the recreational needs of all the family are adequately met.



**Where** the safety of children is ensured by so designing the street system that no child has to cross a street at grade on the way to school or playing field.



**Where** no main traffic arteries disturb the peace and quiet of residential districts.



**Where** the neighborhood is a self-contained community developed along organic lines and provided with adequate educational, recreational, social, cultural and shopping facilities and the other amenities of civilized living.

L. V.

## THE STANDARDS AND OBJECTIVES OF HOUSING\*

If the American home is to survive it must fit the needs of the average American family with growing children. It must be something much more than shelter. The first primal urge of man for a home was for shelter from the elements. The second was for seclusion, privacy, retreat for his mate and his family—protection from his enemies. It is a far cry from that type of home to the home of to-day.

Thousands of children in this country have never known the meaning of the word "home." Due to faulty home conditions many have faced the world with an adverse handicap and equipment.

From many homes come "problem children" who never adjust themselves to society, and many of whom fill our prisons and jails, our insane asylums, our institutions. Brought up in this kind of a home, how can there be among its inmates a love of home or love of country?

All values are based on human values. Conditions that destroy or raise human values destroy or raise property values.

To-day in many cities there are vast districts, blighted areas and slums, that not only destroy character and lower the self-respect of their inmates, but decrease values and ultimately destroy the whole community, placing intolerable burdens upon others.

There has been a very startling trend in recent years in America away from the private house to the larger multiple-dwelling. The tendency is an unfortunate one. In the minds of many it threatens American institutions.

The social consequences of the "passing of the home" are already apparent. To lack of space, order, privacy and comfort may be traced many tendencies in present-day existence in America.

The great majority of the homes that are being built in this country to-day are not worthy of the American people.

They are still being built according to an ancient formula. The great advances that have been made in the science and art of building, the newer knowledge that has come to us with regard to matters of health, the new value of light, for example, have thus far found no embodiment in American homes. The great majority of homes are being built to-day as if none of these things had been learned.

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\* A Report prepared by the "Correlating Committee on Standards and Objectives", of which Lawrence Veiller was Chairman and the other members were: Grosvenor Atterbury, New York; Mrs. Albion Fellows Bacon, Evansville, Indiana; Wharton Clay, Youngstown, Ohio; Wilson Compton, Washington; Surgeon General Hugh S. Cumming, M.D., Washington; Miss Emily W. Dinwiddie, Richmond, Virginia; Joseph H. Fink, Brooklyn; Miss Rose Greely, Washington; Wayne D. Heydecker, Mt. Vernon, N. Y.; John Ihlder, Pittsburgh; Franklin T. Miller, Auburndale, Massachusetts; Bernard J. Newman, Philadelphia; Lawson Purdy, New York; Benjamin H. Ritter, Philadelphia; Mrs. Edith Elmer Wood, Cape May Court House, New Jersey and Mrs. Katherine F. Liston, of Washington, Secretary.

If progress in housing is to be made, therefore, it would seem that the time had come when the Objectives of Housing should be clearly stated. By such Objectives is meant the ends sought to be attained by effort in the Housing field—the results to be achieved through home building and home ownership and through all the other aspects of the human activity that one is wont to describe by the term, "Housing".

Those Objectives have never been clearly or definitely stated, though, undoubtedly, they have been sub-consciously in people's minds. An attempt is made to state them here. It is hoped that this statement may prove helpful, not merely in clarifying the subject for those who may become interested in it, but as pointing the direction in which future effort should tend.

### HOUSING STANDARDS

If the home of the future is to avail itself of the newer developments in the art and science of building, in the more recent knowledge that has come to us of the laws of the universe and human existence it is obvious that Standards of Housing should be set up.

Without such Standards little progress can be made. There must be a generally accepted agreement as to what constitutes the right kind of homes for our people. One reason for the present unsatisfactory situation with regard to the homes of the American people, particularly the working people of this country, is due largely to the fact that there have not been such accepted Standards.

The Standards that we have in mind are not merely Standards that will sustain life, that will furnish just enough air to avoid asphyxiation, or just enough light to enable human beings to live with, or just enough space in which to find shelter.

We are not concerned with setting up the minimum standards attainable, nor have we conceived it to be our function, nor do we feel that much good would result from a statement of *such* standards. It is the universal experience that the minimum standard in a short time becomes the accepted standard.

What is suggested here, therefore, has been to set before the country those standards of living that should prevail to make the American home of the future worthy of the American people.

It is fully realized that all of these standards cannot be achieved at once. It is also equally realized that for many families in America these standards to-day seem to represent a counsel of perfection.

On the other hand it is believed that the Standards set forth here, should not be incapable of attainment by the American people. They

represent the kind of home that the American people should have—the kind of home that the American people can have, once they set their mind to it and realize the advantages of such homes. We do not believe that the great mass of the American people prefer the kind of homes that they now put up with—the only kind of homes they can get.

We believe fully that the American people want the very best in housing as they do in all other human relations.

That that best can be obtained, we have no doubt.

# THE OBJECTIVES OF HOUSING

## THE HOUSE—ITS DESIGN AND CONSTRUCTION

The American home should be so designed, constructed and equipped, that the following objectives will be attained:

### DESIGN AND CONSTRUCTION

That it will provide the physical conditions necessary for the DESIGN:  
health, safety, contentment and happiness of family life.

That it will be designed primarily with regard to the efficiency of its functioning as a home, rather than for its architectural appearance, though not neglecting that aspect.

That its design will exemplify simplicity, honesty, fitness, harmony and restfulness—the fundamentals of “architectural good manners”.

That it will avail itself of those advances in the arts and sciences that make for the enrichment of life.

That its design will relate itself to scientific methods of house construction, to the use of new materials, new units of construction, and new methods of production and assemblage of materials, to the end that the cost of small dwellings may be brought into line with values obtainable in other basic commodities, and that artisans and other laborers may be enabled to produce homes at prices they themselves can afford to pay for a home.

That its construction will have in view the following objectives: CONSTRUCTION:

A sound and durable building. 100% value is due the home owner.

The production of the building at the lowest cost compatible with sound construction and fair wages to workmen and fair profit to the builder.

The elimination of antiquated and uneconomical ideas that tend to increase cost and, subject to local needs, the acceptance of new ones that tend to decrease it, such as:

A simple plan rather than a complicated one; a plan co-ordinated with the materials used; the elimination of unnecessary cellar and attic space; more economical foundations; the use, whenever feasible without detriment to the design, of stock sizes of material; standardized doors, windows, and mouldings; the location of plumbing fixtures to avoid unnecessary length of pipes; more efficient location of heating apparatus; spray painting when economical; shop-fabri-

cated kitchen units and other interior equipment; elimination of back stairs; a lesser number of interior partitions and doors; central heating plants; the use of well-seasoned lumber; building machinery; equipment that saves labor.

The reduction of cost by the general adoption of "winter-construction"—building when the home owner is ready to build and not when everyone else is. The home buyer is now burdened with a charge for plant and labor idle for  $\frac{1}{4}$  of the year. Custom rather than climate now controls.

The assurance of sound construction and of full value by the use of materials certified and graded as to quality, protected by trade marks and guaranteed by the producers.

The reduction of costs by

the standardization of specifications as to materials; the elimination of numerous and unnecessary varieties or products; the use of shop-fabricated units of construction, as for instance: prefabricated windows set in frames completely fitted, weather-stripped, screened and with window brackets attached; the use of shop-fabricated buildings; the use of mass production; the elimination of waste in distribution, cutting and fitting; the purchase of raw materials in quantities; the greater use of prepared products, where advantageous, as for instance: ready-mixed concrete, mortar and plaster; a sounder credit system for purchase of materials; economies in storage, delivery, handling and protection of materials on the job; constant, continuing and coordinated research as to new methods and materials, with their use based upon disinterested scientific tests; the reduction of insurance charges and depreciation expenses by the use of more fire-resistive materials, and greater compliance with insurance underwriters requirements; the greater use of non-corrosive materials.

The securing of buildings of better quality as well as the reduction of costs by scientifically conceived and executed building codes that do not penalize sound methods of construction or the use of new materials, and that are based upon performance and scientific disinterested tests.

Soundness of the investment in a home, and insurance against its premature depreciation by a system of certifying buildings to the home buyer and home owner by the institutions financing the construction, as well as by the builder and building material producers—thus giving the home buyer a "certified" house.

Among the advantages of such a system are:

Guarantee to the home buyer of a well-built house of good quality materials; better security to lending agencies in case of foreclosure and repossession of property; higher percentage of lending for senior and junior financing for longer periods; better built communities, reduced fire hazards and protection from blighted districts; increased saleability of homes and assurance of a steady market for such property; better price for the property because of its sound character; good will and restoration of the confidence of all interested in home building and buying, and a resultant increased activity in the building field.

That it will be well lighted, as sunlight and skylight will kill germs and promote cleanliness, and are particularly valuable to the growing child. **LIGHT:**

That there will be no dark corners where dirt can accumulate.

That the therapeutic ultra-violet rays of the sun, which are so beneficial to health, will freely enter all rooms.

That no room will have solely a North exposure, unless its window area is increased by at least 50% over the normal amount.

That light will penetrate deeply into rooms.

That natural resources of light may be utilized to the full, and artificial equipment used only as supplementary and not as a substitute.

That artificial lighting will be unnecessary in any room during daylight hours.

That the artificial lighting will be sufficient in amount and so located as not to cause eye strain or produce mental irritation.

That it will be well ventilated, with no confined spaces where the air cannot freely circulate, and with free movement of the air assured by cross-ventilation. **AIR:**

That natural resources of ventilation may be utilized to the full and artificial or mechanical equipment used only as supplementary and not as a substitute.

That it will be so located that its occupants may breathe, both night and day, only air that is free from smoke, dust and other impurities injurious to health and well-being.

That it will be properly heated—neither too hot nor too cold, neither too dry nor too moist. That room temperatures will be so related to air-movement and moisture-content as to promote comfort and health. **HEATING:**

INSULATION :	That it will be properly insulated against dampness, heat, cold and noise.
KITCHENS :	That the kitchen—the domestic work shop—will be so designed as to make possible the preparation and serving of food, with its ancillary labors, with the least possible waste of time and effort, and with a minimum of fatigue.
PLUMBING :	That it will have sufficient and sanitary plumbing in convenient locations, properly protected and connected with the drainage system.
SAFETY :	That it will not be a source of danger to its occupants, from fire or other hazard, nor a menace to its neighbors or to the community.
WATER SUPPLY :	That there will be an ample and conveniently located supply of pure potable water.
WASTES :	That there will be suitable facilities for temporary care of household wastes, pending their removal from the premises.

### TYPES OF HOMES

- There should be enough dwellings of the various types, within the means of different income groups, to adequately meet the needs of the community.
- The one-family house, preferably detached, best serves the needs of families with children.
- Other types ranging from the one-family house to the multi-family house and even the hotel serve the needs of others.

### THE HOME'S ENVIRONMENT—THE COMMUNITY

The American home should be located in a community and neighborhood so designed and organized that the following objectives will be attained:

ORIENTATION :	There will be secured for every home a maximum of sun light and sun shine in all its rooms, by so designing the street system and the layout of property that houses will have the proper orientation.
LIGHT :	There will be assured adequate light and air to all homes by prescribing through laws the minimum sizes of all open spaces in relation to building height, thus indirectly preventing too intensive land occupancy.
LOT SIZES AND LIGHT :	Sites for homes will be on lots of such size as to ensure adequate light, ventilation, open space and gardens—and yet not so large

- as to be wasteful of land or unnecessarily expensive to develop or maintain, nor to encourage too intensive occupancy of the land by additional buildings.
- The right kind of home will be brought within the means of the average family by keeping land costs down, through intelligent and non-wasteful planning—by means of long blocks eliminating unnecessary streets, thus saving not only the cost of street development and maintenance, but in cost of utilities as well. LONG BLOCKS:
- Private residence areas will be kept free from the conditions attendant upon the larger and more densely occupied buildings, by establishing separate districts for one-family houses and multiple dwellings—assigning to the more concentrated forms of housing those portions of the community best suited to them, generally near focal points of transportation. HOMES SEPARATE FROM APARTMENTS:
- Too intensive occupancy of the land will be prevented by appropriate property subdivision and by zoning and other regulations limiting density of occupancy. LAND OVERCROWDING:
- Peace and quiet and a pleasant and dignified mode of living will be secured through the establishment of building lines which automatically result in the setting back of homes from the noise of the street. BUILDING LINES:
- The proper distribution of buildings and open spaces will be brought about and a constant ratio between them maintained so that when more intensive building is permitted it will be compensated for by automatic increase in open space. OPEN SPACES:
- Home ownership where appropriate will be encouraged. HOME OWNERSHIP:
- Residential areas will be developed with relation to topographical conditions and valleys, ridges, streams, woods and fields will be utilized to best advantage. CONSERVING NATURAL BEAUTY:
- Residential districts will be so developed that their garage needs can be met without undue inconvenience to the residents, without encroaching upon street space required for traffic needs, and without spoiling the amenities of the neighborhood. GARAGES:
- The amenities of residential districts will be preserved by keeping out of them disfiguring and inappropriate advertising signs. ADVERTISING SIGNS &C.:
- Through regulations controlling the subdivision of land, residential districts will fit into a well-ordered, comprehensive and harmonious plan for the development of the community as a whole. CONTROL OF SUBDIVISIONS:
- Through such regulations home dwellers will be assured of the necessary utilities that make a civilized urban existence possible, such as water supply, sewers, paved streets, grading, light- UTILITIES:

- ing, heat, power &c., and will not be forced to pay unduly for such developments through undisclosed and later-revealed assessments.
- RIPE LAND :** Through such regulations the sale of land for urban development that is not ready for it will be prevented. By this means the home buyer will be saved a burden of expense that should be borne by the developer.
- RECREATIONAL NEEDS :** The recreational needs of the community will be met by providing, at proper locations convenient of access to the residents such facilities for sport and recreation as country "reservations", large parks, small parks, play-fields, boys' and girls' outdoor gymnasiums, school playgrounds, children's playgrounds, tennis courts, golf courses, swimming pools, wading pools, skating ponds, etc., as well as play space for small children in individual yards or in several yards thrown together.
- STREET SAFETY :** The safety of children will be ensured by so designing the street system that no child will have to cross a street at grade in order to get to school or playing field.
- ELIMINATE THROUGH TRAFFIC :** Peace and quiet will be brought to residential districts by so planning them that they will not be traversed by through traffic arteries, but short service streets adequate for neighborhood needs will be developed.
- TRAFFIC ROUTES :** Traffic and transportation routes and terminals and parking places will be so located as to give a well-balanced distribution of industries, shopping centers and business areas, and permit the location of residence districts within convenient distance of employment.
- LOCATION OF RESIDENCE DISTRICTS :** Residence districts will be located with reference to their accessibility, their coordination with each other and with business and industrial districts, the suitability of the site for residence purposes, and the facilities and amenities provided within these districts to make for wholesome, healthy and satisfactory family and community life.
- COMMUNITY NEEDS :** Home areas and the allotment of land uses will be designed with reference to community needs, while not neglecting individual desires.
- USES IN URBE :** The benefits of country life along with the advantages and conveniences of urban living will be obtained.
- STABILIZED NEIGHBORHOODS :** Neighborhoods as well as property values will be stabilized—thus preventing economic and social waste.

The growth of the community will be planned not merely for expansion at the edges but so as to preserve and increase the amenities and advantages of the more central and older residential areas.	COMMUNITY GROWTH :
By the adequacy of its street and circulation system, its open spaces, its protection against adverse uses, there will be brought about a physical development that will favorably affect the quality of life of the community.	PHYSICAL DEVELOPMENT :
Neighborhoods will be developed in "Neighborhood Units" along organic lines as self-contained residential communities free from disturbing noise, industry, traffic and odors, and provided with adequate educational, recreational, social, cultural and shopping facilities and the other amenities of civilized living.	NEIGHBORHOOD UNITS :

## THE LANDSCAPE—ITS PLANNING AND PLANTING

Every American home should, where feasible, be situated in surroundings of natural beauty that make a fit setting for it.

The design and planting of the home grounds should have as objectives

The securing of beauty, privacy, shade, freedom from dust.

Their relation to the size and shape of the lot, its topography, the desirable orientation as to wind and sun.

Harmony and proportion—not only with relation to the house as the central feature, but with consideration for neighboring and street conditions.

The ultimate appearance when plants and shrubs have reached their full growth.

Due recognition of the relative needs of the approach to the house, of service areas, of areas for pleasure, and of the value and advantages of outdoor living.

The avoidance of interference with access of light and air.

## ITS EMBELLISHMENT—ITS FURNISHINGS AND DECORATION

The American home should, through its design, its furnishings and its decoration, provide a restful, harmonious and characteristic atmosphere that will achieve the following objectives:

Found in the comfort and efficiency of its functioning.	UTILITY :
Found in a setting of restfulness and cheerfulness.	BEAUTY :
Found in its appropriateness to the personality of the family whose home it is.	INDIVIDUALITY :
Found in an appropriate relation of expenditure to the family income.	ECONOMY :

## THE HOME—HOME MAKING

Homes should be so designed, organized and managed that the home will be

A place of serene, peaceful, happy, and harmonious family life, where each member of the family will find rest and sanctuary from the stress of life outside.

A place where each person may enjoy privacy, the opportunity to be alone, to invite one's soul, to grow according to the best that is in one.

A place where those allied by ties of birth may develop as a unified family—as an important unit of society.

A place of spiritual and intellectual development where music, Nature, literature and art perform their functions in the enrichment of life—in educating, solacing and re-creating the individual.

A place where social life with neighbors and friends may flower and develop, where good manners and the amenities of civilized existence may flourish.

A place of safety, wholesomeness, health, cleanliness, order, cheerfulness, tranquillity, comfort, restfulness, attractiveness, spaciousness.

A place where the processes of living and the common tasks of daily family life may be performed without waste of time or effort and with a minimum of friction.

## FINANCING THE HOME—OWNERSHIP, RENTAL, INCOME, TAXATION

Home ownership should be encouraged for those families competent to own homes so that there may be induced thereby

Better home life for children; a feeling of security and permanence; a greater interest in and use of the home; better social standing; the pride of possession; greater interest in government; the habit of saving; something to realize on in case of need; stability of investment; an incentive to work for.

To encourage and facilitate home ownership by those competent to own a home, Home Financing should have as its objectives

The supplying to the borrower at the lowest cost to him of the highest initial loan consistent with safety to both borrower and lender.

The separation by bankers of long time investments from short time commitments, thus making funds more available for invest-

ment in homes and not subject to demands that must be met with quicker assets.

The establishment of banking machinery throughout the nation on sound and conservative lines that will make unnecessary the high and usurious charges that now have to be paid in interest rates, "commissions", fees and otherwise for the junior financing of homes.

The financing and building of homes of all types should be so arranged and organized that

Home ownership may be available with a minimum of attendant risk to every family in the United States competent to own a home, on terms that do not involve the starving of the family budget in such essentials as savings, health, recreation or education, and yet preserve adequate standards as to housing.

Adequate housing may be procurable at rentals that leave enough of the family income for other fundamental needs.

Taxes should be so imposed and methods of taxation so organized as to remove unfair burdens from dwellings.

## HOME INFORMATION CENTRES

In every community the fullest information as to homes should be available to every one. Home Information Centres should be established to that end. In their organization the following objectives should be sought:

- I. Generally, to provide the possible resident with all the information essential to his intelligent decision of two questions:
  1. Whether or not to locate in the community.
  2. In what part of the community to make his home.
- II. To provide general information as to the Community, including
  1. Composition and trends of the population, racial, religious and social groups—ratio of owned homes and percentage of apartment dwellers, and areas in transition.
  2. Location of schools, standards and systems of instruction, equipment, personnel, school board policies regarding expansion of systems, budget, school taxes, per pupil cost, parent-teachers' associations.
  3. Social life, clubs, civic and fraternal lodges and associations.
  4. Neighborliness of various sections of the community.

5. Recreational facilities—movies, theatres, music, golf, tennis, football, baseball, boat and swimming clubs, indoor and outdoor winter sports—and their cost and accessibility.
6. Quality and variety of goods carried in stores, customs of credit, delivery, local services such as laundries, and local shopping habits.
7. Utility services, rates, extent and adequacy of water, sewer, gas, electric and telephone service, charges and installation costs, extent of central station heating.
8. Traffic flow, paved road systems, mileage and time-distance to work and shopping centers.
9. Adequacy of transportation service—fares, commutation rates and time tables, by railroad, inter-urban electric, plane and bus, and street car, freight and express rates by land, air and water, and their routes.
10. Banking, building and loan and other credit facilities, minimum deposit requirements and interest rates.
11. Labor and material costs and labor practices on household repairs.
12. Protection afforded by building and plumbing laws, by zoning regulations and by the city plan.
13. Adequacy of police and fire fighting forces, fire limits, insurance rates, fire hazards and fire prevention services.
14. Assessment methods and habits, percentage of true value, state and county equalization rates, tax payment dates and penalties, policy as to special assessments.
15. Organization and efficiency of local government and per capita cost.
16. Community chest and charitable organizations, budgets, methods of solicitation, type of service rendered.
17. Health department regulations—inoculations, vaccinations, hospital services, costs and practices, number and types of doctors and prevailing charges for office and house visits, confinements, etc., nursing services.
18. Churches—denominations, locations, size of congregations, financial status, church schools, growth and friendliness.
19. Servants' wages and part-time domestic services. Supply and availability.

20. Industrial plants, number, variety and location of nuisance industries, prevailing winds, fire and explosive hazards, flow of truck and railroad traffic.
  21. Location of garbage incinerators, public dumps, ashes and garbage removal and disposal, swamps, river flood conditions, etc.
  22. Climate, rainfall, snow, summer heat and winter temperatures, coal consumption per dwelling, snow removal.
  23. Extent and manifestations of local pride and community spirit.
  24. Condition of real estate market, extent of vacancies, rent changes, number and types of new housing construction.
- III. To provide the home seeker with information as to approved real estate agencies, builders and management concerns.
- IV. To furnish residents with information as to reconditioning or modernizing of their homes, as to housing standards and other aspects of housing and home life.

## THE RECONDITIONING OF HOMES

Those American homes that need it and warrant it should be reconditioned and modernized so that they will

Provide a proper setting for happy, normal family life and the development of good citizenship by having the home attractive, comfortable and labor-saving, affording opportunity for meeting the individual and group needs of the members of the household.

Protect the health and safety of the family through keeping the home wholesome, sanitary and free from unnecessary fire hazards and other dangers.

Provide a larger supply of safe and sanitary dwellings to meet the needs of the small-income groups not now served by new houses.

Preserve or increase sale and loan values through prevention of depreciation or obsolescence and through improvement where practicable.

Afford a demonstration of the possibilities and value of results in reconditioning, remodeling and modernizing

## A PROGRAMME FOR RECONDITIONING

This involves:

1. The development of intelligent and economical methods in such work.  
Basing plans on adequate information of desirable methods in reconditioning, remodeling and modernizing.  
Systematic inspection in order to do needed work before damage to property or person may occur, and to plan work for times when it can be done with least expense and inconvenience.  
Careful estimate of the cost of needed work.  
Judicious and safe financial arrangements for such undertakings.  
Avoiding discouragement of home buying through prospective home owners securing information as to probable cost of up-keep that they may not undertake more than they can handle.
2. Discouragement of unwise reconditioning, remodeling or modernizing and of injudicious financial arrangements for the work.
3. Popular education as to reconditioning, remodeling and modernizing.
4. Well advised appraisal of home grounds and neighborhood and study of future to determine to what extent work is justified.
5. Enlisting the aid of every interested agency in educational service to families and communities as to needs, possibilities and desirable methods of reconditioning, remodeling and modernizing and as to proper financing of such undertakings. Setting up information centers where possible.

## SLUMS AND BLIGHTED AREAS

The American community should free itself of blighted areas and slums so as to bring about

1. The elimination of dangerous conditions and the demolition of structures in areas that are an economic, health and social liability to the community, and the redevelopment of such areas in accordance with good city planning and housing practice.
2. The improvement of structurally sound individual houses that warrant reconditioning on an economic basis.
3. The restoration of family welfare and of the earning capacity of dwellers in substandard areas through the improvement of housing conditions.
4. The conservation of municipal funds by

- (a) Restoring neighborhoods so as to recreate taxable values that were lost when the slums developed.
  - (b) Continuing the normal use of public improvements in such areas that represent invested municipal capital.
  - (c) Curtailing the demand for similar improvements in other and undeveloped areas arising from abnormal movements of population seeking better home environment.
5. The economic and social rehabilitation of slum families founded on a recognition that slums are often the dwelling places of an element of the population who, by their habits of living, low-earning capacity, and place in the industrial and social scale, help to create slums—and who, therefore, should have special provision made for their housing adapted to their needs and limitations, and who often should be aided in adjusting their mode of life to improved surroundings and educated in better housekeeping standards.
6. The adoption of a comprehensive programme that will prevent the future development of blighted areas and slums.

## EMPLOYERS' HOUSING

Employers of labor, especially where the plant is large and is located away from centres of population, should undertake the housing of their employees, so that

There may be less labor turn-over with its attendant economic loss.

There may be greater efficiency in both the quality and quantity of the goods produced.

They may have a happy and contented force of employees, serene and comfortable in their homes, with a quickened interest in the community and the industry.

**I**F the following Standards are observed in the Design and Construction of the homes of the future, Americans in time will have homes worthy of a great people.

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## HOUSING STANDARDS

### THE HOUSE—ITS DESIGN AND CONSTRUCTION

#### AIR:

There should be free movement of air throughout the house. Every room should have adequate natural ventilation. Cross or through ventilation should be had, either by placing windows on two sides of each room or by having doors or transoms so placed in line with windows that there will be a moving current of air.

Good natural ventilation involves ample provision for the intake of out-side air, for the removal of used air, and for keeping air continuously in motion. This should be possible without sacrifice of privacy and the use of artificial systems of ventilation should not be necessary.

#### AIR CON- DITIONING:

In cities where conditions exist that cause abnormal temperatures there should be cooling systems capable of cooling apartments and homes to a temperature of from 12 to 15 degrees below the outside temperature. Proper de-humidification is a necessary accompaniment of any adequate cooling system.

Air should be kept from being too dry by simple humidifiers capable of maintaining a minimum humidity of 25% when the heating apparatus is operating.

#### BEAUTY:

Where houses are built from identical plans, individuality can often be secured through planting and through the use of window boxes, porch and garden furniture, etc.

If outdoor space for drying clothes is provided it should be properly screened so as not to render the neighborhood unattractive.

Ugliness, excessive ornamentation and unpleasant color combinations should be avoided. The best effects, ordinarily, are secured through simplicity in the architecture.

Paint and wall coverings should, in both color and texture, be cheerful, restful, attractive and not over-stimulating. Woodwork and walls should be easy to keep clean.

#### CLOSETS:

Closet space should be ample for the needs of each member of the family and should be so located as to serve its purpose most conveniently.

The closet for outdoor wraps should be on the entrance floor convenient to the door and reached without passing through any of

- the rooms. There should be a separate closet for children's outdoor wraps, or special provision should be made for them in this closet through low hooks and rods and low shelves or other special equipment for overshoes.
- Clothes closets should be provided with rods and be of sufficient depth to freely take clothes hangers with clothes upon them.
- Broom closets should be located in the back hall entry or kitchen.
- Linen closets should be located in the back hallway of the sleeping quarters and close to the bathroom.
- All closets should have doors and there should be knobs on the inside so that they can be opened by children.
- The lot should be properly graded or drained so that there will be no standing water to breed mosquitoes. DRAINAGE:
- In cold climates entrances should not be direct to living room or kitchen. In general, direct entrance to the living room is not desirable. ENTRANCES:
- The desirable built-in equipment includes kitchen-cupboards, preferably flanking the sink, built-in ironing boards, a passway between kitchen and dining room, china closets, bookshelves, window seats with storage space underneath, shelves and drawers in linen closets, rods for clothes hangers in clothes closets, low drawers, cupboards and hooks for children's toys or other possessions in the playrooms or in the children's bedrooms—all of which should be planned with reference to convenience in use. EQUIPMENT:
- Where feasible, there should be an open fireplace in the living room. An open fire adds cheer and draws the family together. FIREPLACES:
- Small houses often should be designed to permit flexibility of use by facility of alteration or extension to meet increased family needs. FLEXIBILITY: OF DESIGN:
- Floors should be strong, smooth, tight and level, comfortable to stand and walk on, durable and easily cared for. In color, design and finish they should harmonize with the rest of the room. They may be of wood, cement, tile, linoleum, cork or other composition, according to the purpose to be served. If of wood, the boards should be well matched hardwood, preferably quarter sawn. Tile should be laid on cement. Linoleum should be cemented to the floor over a layer of felt. FLOORS:
- Foundations should be so built that walls or footings are proof against unequal settlement. FOUNDATIONS:
- The room should be so designed that there will be suitable space for the principal pieces of furniture and so that these will not FURNITURE:

be in the way of doors, windows or closets. The location of the furniture should be shown on the plan.

Radiators if recessed save space and permit access to windows.

They should be screened so as to protect children.

Fireplaces should be located with reference both to appearance and the grouping of furniture around them.

Doors, windows and such immovable equipment as radiators should be so placed as to provide adequate wall space for furnishings appropriate to the room.

Particular attention should be paid in planning sleeping rooms so that beds will be properly located without interference with cross ventilation.

There should be small chairs for children in the living room. Furniture should be comfortable, and suitable in size and height to serve the needs of all members of the family.

Heavy, large furniture should be avoided in a small house. Rooms should not be crowded with furniture.

**GARAGES:** Private garages and out-buildings should be easy of access, fire-safe and so placed as not to interfere with the lighting of neighboring residences or with their attractiveness of out-look.

Garages built into houses should be adequately separated to insure fire safety and properly ventilated and sealed so that injurious gases may not enter the other parts of the house.

**GAS:** Shut off cocks for gas meters should be accessible and controlled by a locked box and manipulated only by representatives of gas companies. The installation of slot meters should be avoided. Open-flame gas jets are a fire hazard and should not be used. Gas or other open-flame lighting fixtures should not be located near windows or other places where draperies may be hung. Gas ranges or water heaters and gas logs should have direct connection with chimney flues. Hose connections for gas stoves, table lamps, and other gas apparatus should be placed several inches away from control cocks for lighting fixtures. Gas ranges should have automatic lighters.

**GROUP PLANNING:** The house—particularly the small house—should be planned, where possible, so that, in addition to meeting the requirements of those who are to live in it, it may secure the advantages—economic, hygienic, social and esthetic—of group planning.

**HEATING:** Heating appliances should be of such types and sizes as will heat all parts of the house adequately. As there is danger of over-heating as well as of under-heating, it is often desirable to provide for thermostat control.

Provision for humidification is desirable. With a relative humidity of 40% and an air movement of about 25 feet per minute a temperature of about 72 degrees F should be maintained.

Homes should be properly insulated against dampness, heat, cold and noise. INSULATION :

Kitchens must be sanitary. KITCHENS :

Floors, walls and other surfaces, cupboards and storage places must be easy to clean and to keep clean. CLEANLINESS :

Cupboards, storage places and other places should be mouse-proof and vermin-proof.

Rounded mouldings and flush-cove joining of floor and walls, avoiding ledges that catch dirt, are desirable.

There should be a convenient and well-closed garbage container, easily cleaned.

Windows and doors should be screened against flies and other pests.

The Kitchen should be cheerful and attractive. It should not depress the housewife. There should be abundant natural sunlight and fresh air through windows and doors. LIGHT AND AIR :

Cross currents of air are most desirable.

There should be a pleasant outlook from the windows.

There should be good artificial lighting for night, suitably located so as to reach all corners, and not glaring.

The Kitchen should be easy of access to the dining room and preferably compact and rectangular in shape. LOCATION AND SHAPE :

The Kitchen should be so designed, and its equipment and furniture so arranged, as to avoid lost motions, to save unnecessary steps, to "take the walking out of cooking". ARRANGEMENT :

There should be a "circular work centre" from which most of the operations of preparing food can be carried on without change of location.

Working equipment should be so placed as to avoid unnecessary stretching or stooping.

The levels of all working spaces, as well as the height of stools and chairs, should be adjusted to the height of the worker.

Up and down steps to other floor levels on the same story should be avoided.

The larger built-in equipment should be grouped according to its use and arranged along the walls in a nearly continuous working surface.

Equipment not used in the preparation and clearing away of meals should be grouped remote from the working centres. So should doors and closets.

Toe space under working surfaces makes for comfort and prevents body strain.

Work tables that move easily on rubber casters are essential.

Easy opening and tight closing of drawers, doors and windows is desirable.

There should be installed devices to carry off cooking odors and, where gas is used, to carry off the odors of combustion.

Floor coverings should be easily cleaned and resilient, yielding to the step.

Mechanical equipment and labor-saving devices that have proved their value should be utilized.

Kitchens should not be so small that persons cannot pass easily, or that children will be bumped, turned or trampled; or that shelf room and table space will be so limited that constant rearranging of contents is necessary; or that cabinets and cupboards confine the heat about the head. 100 square feet floor space would seem to be the minimum.

If the American home is to continue, the kitchen must be large enough so that daughters may be taught cooking, dish-washing, etc., and large enough to permit boys and girls to help their mother, and for children to be in it when necessary.

In the too small kitchen a woman is baked when the roast is done, and stewed when the soup is finished. She would not be fit to nurse a baby after that, neither would it be safe to allow a teething baby to sit at the table, while the mother works.

The laundry should be dry, airy, and well lighted. It should be comfortable, convenient and well equipped. It should be so situated and arranged that odors will not reach the rest of the house.

The "dinette" and the breakfast nook in the kitchen are matters to be determined by the needs of the individual family. The nook saves time and steps, but discourages good table manners.

A living-dining room conserves space and the cost of an extra room, and can be managed with screens, tea-carts, etc., but is not desirable for a large family.

The dining room that can be shut off during the day when not in use and used by children for study or table games at night has its place. When income permits, a separate dining room is desirable.

- The house should be so designed and placed upon the lot as to provide for adequate sunning and natural lighting of all rooms. There should be direct sunshine at some time of day in each room throughout the year. No room should have solely a north exposure. **LIGHT:**
- That there may be adequate light, no multiple-dwelling should be built more than 2 rooms in depth. There should be no courts or light shafts. Rooms should open only on the street, or on large yards or gardens, with no opposite wall a nearer distance than the height of the building. **No COURTS:**
- Each room should have at least one window, preferably two or more, opening directly on a permanent open space sufficient in size to admit adequate light and sunshine. The total window space should not be less than 15 square feet in area. Windows should be so constructed that they can be opened either throughout all of their area or at both top and bottom. **WINDOWS:**
- In buildings in which walls are unusually thick and in regions in which the smoke nuisance is prevalent, the size of windows should be increased beyond these standards.
- For every room in which persons live, sleep or congregate, in order that light may penetrate the room sufficiently, the area of glass in the windows should be not less than 15% of the floor area of the room. Light should be able to penetrate through at least half the depth of the room. Every room should be assured of natural light by the requirement of a 45° angle of light measured from the vertical to the sills of the room's windows. The tops of windows should be as near the ceiling as is consistent with good architectural design. **LIGHT PENETRATION:**
- In future, as far as possible, the glass installed in windows of living rooms and bedrooms should be such that it will transmit not less than an average of 25% of the ultra-violet rays in sunlight, between 2900 and 3100 Angstrom units. **LIGHT: ULTRA-VIOLET**
- Artificial lighting should avoid dangers from fire. Outlets should be sufficient in number and so located as to make it possible to engage in any kind of household activity such as cooking, serving of food, cleaning, play, or studying under conditions that are convenient and comfortable. It should not cause eyestrain. Too intense lighting should be avoided. Lights should be well shaded. **ARTIFICIAL LIGHTING:**
- All materials should be sound and durable, of sufficient strength for the safe carrying of the loads imposed. They should be fabricated, prepared and installed in workmanlike manner so as to minimize depreciation and maintenance costs. **MATERIALS: SOUNDNESS:**

SHRINKAGE:

The materials of construction should be of proper design, size, quality and fabrication so that there will be no appreciable shrinkage to render early depreciation either in water-tightness, fitting of moving parts or appearance.

WEATHER  
TIGHTNESS:

Roof, gutters, doors, windows and other wall openings should be weather-tight, not only immediately after construction, but for a reasonable period of time, without renewal or repairs. Walls should be water-tight against the most severe rains. Where soil conditions require it, foundation walls and cellar floors should be permanently damp-proof. Where there is no cellar there should be a well-ventilated space below wooden first floors to prevent dry-rot.

INTERIOR DE-  
PRECIATION:

Plastering should be well done and adequately reinforced where there are any corners and in prominent places. Good quality and durability of painting should be considered as well as the color. Lumber trim should be well seasoned.

TESTS:

Standards for physical properties of materials or assemblies of materials will be found in the Standards adopted by the American Standards Association, American Society for Testing Materials, National Board of Fire Underwriters, National Fire Protection Association, the Dwelling House Recommendations and Minimum Fire Resistance Standards in Building and Plumbing Codes of the U. S. Department of Commerce, Recommendations of the U. S. Committee on Wood Utilization, Joint Committee on Concrete, and other reports of technical societies and government agencies. These are gradually coming to have nationwide recognition.

PLUMBING:

Health protection in homes should be assured by

1. Modern sanitary plumbing fixtures, noiseless, easily flushed and cleaned, and properly vented; by pipes of durable type with tight joints and traps readily accessible for cleaning and repair; by water closets located in well lighted compartments ventilated to the outer air, and never located out of doors.
2. By Plumbing Codes and Sanitary Codes scientifically conceived and enforced.
3. By adequate sewer systems, serving the built-up areas, to which all houses should be connected. In rural districts, where there are as yet no sewers, by the use of septic tanks of approved design.

PORCHES:

Covered porches should not be so placed as to unduly reduce the natural lighting of rooms. No room should receive its sole natu-

ral light from windows opening upon covered or glassed-in porches.

There should be adequate provision for privacy for each member of the family. Each child should have a place where he can be undisturbed and quiet and have opportunity for uninterrupted study of home lessons or for reading or play. **PRIVACY :**

Old people should have a quiet, sunny room where they may withdraw, if they desire.

The sleeping quarters should be sufficiently separated from the living quarters to insure privacy.

At least one bathroom should be reached from a private hall. Privacy should be provided by having each bedroom reached without passing through any other bedroom.

In two-story houses, the provision of a wash bowl and water closet on the first floor is often desirable in addition to the bathroom on the sleeping floor.

In multiple-dwellings each family should have its separate water closet and bath-room, within the apartment.

The refrigerator should be designed for thorough circulation of cold air. Proper insulation requires an efficient heat-retarding material of adequate thickness between inner and outer walls. This material should be compact, non-deteriorating, moisture and germ-proof and odorless. All parts of the refrigerator should be easily cleaned. Proper drainage should be provided with permanent sewer connection. The drain pipe should be easily accessible for cleaning. **REFRIGER-  
ATION :**

For mechanically cooled refrigerators further requirements are: quiet, dependable, and economical automatic operation; minimum of service maintenance; freezing of water in a reasonable length of time; accessibility for repairs; freedom from wear of moving parts; safety of operation of exterior moving parts, of electrical apparatus or of burners.

The refrigerator should be level and should be placed in as cool and protected a position as is compatible with convenient service, and should be so constructed that there will be no danger of injurious gases or vapors issuing from it.

Construction and maintenance should be such as to prevent dilapidation and disrepair, such as loose railings, rotten boarding, etc. Special attention should be paid to the use of materials and methods of construction that experience has demonstrated to be safe, and to new materials and methods of construction that give reasonable promise of being satisfactory. Construction and **REPAIR :**

maintenance should keep roofs and walls free from leaks, and rain gutters and leaders should be so placed as to prevent accumulations of rain water and should be made free from clogging and leaking.

ROOM ARR-  
ANGEMENT :

The room arrangement in the house plan should be such as to make it possible to avoid lost motions, to save unnecessary steps and facilitate housework. There should be relatively easy access from room to room but it should also be possible to close each room off from the others when desired.

Common rooms such as living rooms, dining rooms and parlors should be planned, where feasible, to open together to make for spaciousness. For general family uses it should be possible to close off each room for privacy of individual members of the family and their guests.

ROOMS :  
BED ROOMS :

A sleeping room for each person is generally desirable. Sleeping arrangements should be made with due regard to uninterrupted sleep, health and reasonable privacy. It is undesirable to have two children occupy the same bed—whatever their age.

ROOMS FOR  
CHILDREN :

Some place should be provided as a play room for children. In case the extra room cannot be afforded by the family, this may be either a corner of a bedroom or nursery or of some other room, or an enclosed porch, or, in the case of older children, a portion of a well-lighted and well-ventilated shed or attic. As the play room is outgrown it can be converted to some other use, appropriate to the needs of the family. Special provision should be made through low drawers and cupboards for children's play-things.

A nursery, if provided, should be light and cheerful. The walls should be of hard finish and walls and floors should be smooth and easily cleaned. It should be furnished with small chairs and tables.

The following detailed suggestions have been drawn up by teachers in the nursery schools maintained by Teachers College at Cornell University and are submitted as suggestions to families that are in a position to provide a special room for this use:

The floor area should be at least 84 square feet for each child. Artificial lighting should be high and indirect. If side lights are used they should be out of a child's reach and the light force should be shielded. Hard wood floors or floors overlaid with battleship linoleum or cork are recommended since most of the child's play is on the floor. The bed space for the children should be away from the area in which the toys are kept.

The nursery should be situated near a lavatory and near the mother's work center in order to save her time and steps and at the same time provide the child with necessary supervision. This room should be convertible to other uses when there is no longer need for it as a nursery.

Rooms should be generous in size, not only sufficient to accommodate the furniture but large enough to give a sense of space. Rooms should be high, especially in hot climates, to insure coolness, adequate ventilation and the psychological benefit that comes from spacious quarters.

ROOM SIZES:

A living room 12 feet by 15 feet—180 sq. ft. in area—is adequate for most purposes. Other rooms may be somewhat smaller if properly planned with reference to light, air and space needs. In private dwellings rooms 8 feet 6 inches high are permissible, but in multiple dwellings nothing less than 9 feet should be permitted.

Physical protection in homes should be assured

SAFETY:

1. By methods of construction that will reduce fire and conflagration hazards to the minimum.

Houses to be safest should be fireproof. To families or communities that find it impossible to reach ideal standards of construction, the minimum of protection for houses is afforded by fire-proof roof coverings and exterior walls; adequate fire stopping between studs to prevent passage of fire through walls and floors; by well built chimneys properly flue-lined; protection around sills and pipe openings; and the use of fireproof materials to protect adequately all portions of the house where lighting or heating equipment may cause danger or through which fire might spread; by proper means of egress in case of fire.

2. By Building Codes scientifically conceived and enforced that will compel such construction.
3. By efficient fire-fighting, fire prevention and life-saving service.

Where there are servants living in the home there should be separate bed-rooms for each servant, and, at least, one bath-room and water-closet for their exclusive use. Where feasible, there should be a servants' sitting room. For the part-time worker, there should be a small dressing room in which to hang wraps, change from street to working clothes and to wash-up in, convenient of access to a servants' water-closet.

SERVANTS'  
QUARTERS:

- STAIRS :** Steep stairs should be avoided. Landings should be broad. Triangular turns or winders on stairs are unsafe and undesirable. Handrails or balustrades within the reach of young children should be provided on all stairs, including those leading to the cellar and attic. All stairs should be adequately lighted, and where there are young children it is often advisable to place gates at the top of the stairs.
- STORAGE SPACE :** Storage space ample in amount, reasonably accessible, and free from dampness, and properly lighted by natural or artificial light should be provided for household possessions. This includes space for the storage of vegetables and fruits, trunks and bags, coal, wood and other fuel, and for children's outdoor play equipment, and seasonal or temporarily discarded possessions.
- WASTE GARBAGE :  
AND ASHES** Household wastes, ashes and particularly garbage should be kept in covered metal containers of sufficient size, free from access of flies, dogs, cats, rats and vermin, pending its prompt removal and final disposition by the authorities.
- WATER SUPPLY :** Water supply should be adequate in amount, clean and free from pollution. There should be conveniently located outlets in kitchen, bathroom and cellar and for outside use in watering lawns and gardens. In rural districts or those beyond the reach of municipal water-supply the well or spring should be so situated and protected as to avoid contamination. The water should be piped into the house and if necessary provision should be made for adequate protected storage. An ample supply of hot water is essential. The U. S. Treasury requirements for interstate carriers may be taken as a standard of purity.
- WIRING :** All electric wiring and equipment, including the radio, should be properly insulated for safety from fire and water, and should be installed according to standard safety practices and certified to by the properly constituted public authorities and by the fire underwriters. Fuses should be in a readily accessible place, but safe from children. Outlets should be adequate in number and in convenient locations. Hall lights and lights for cellar stairs should be controlled by three-way switches at top and bottom of stairs.
- WORKROOM :** There should be a workshop in which the men and boys of the house can putter. This can usually be located in a dry, sunny, well-ventilated basement, shed, garage or attic.
- YARDS :** Side Yards and Rear Yards. The space between adjacent buildings, both at side and rear, should never be less than the height of the highest adjacent wall.

Front Yards: These may be any size.

Courts. Courts should never be less in their least dimension than the height of the highest wall forming such courts.

## THE ENVIRONMENT OF THE HOME—THE COMMUNITY

- The neighborhood should be free from smoke, dust, odors and fumes. AIR POLLUTION:
- Alleys that are not paved, cleaned, lighted or policed by the municipality are objectionable in residential districts and should not be planned in new subdivisions. Existing houses fronting on such alleys should be abandoned under a comprehensive plan. ALLEYS:
- Neighborhoods should, so far as possible, have charm and distinctiveness and be free from ugliness and monotony and other conditions that tend to depress or humiliate the family. BEAUTY:
- Where feasible, blocks in residential areas should be from 800 to 1200 feet in length, with provision for pathways 10 to 15 feet wide in the centre for use of pedestrians. The long axis of the block should be in the direction of traffic movement. BLOCK SIZES:
- In residential areas an "open" development of 12 houses per acre has proved satisfactory. DENSITY OF POPULATION:
- The preferable location for a home is on a secondary street so planned as not to be inviting to through traffic. LOCATION:
- Residences should not be unduly near railroads, aviation landing fields, public garages, stables, dumps, marshes or obnoxious industries.
- The cost of an improved lot for the residence of the average man should preferably not be more than from  $1/6$  to  $1/4$  of the total cost of the land and building with all the improvements. LOT COSTS:
- MINIMUM WIDTH. For detached houses lots should be not less than 40 feet; for semi-detached houses not less than 30 feet; for row houses not less than 16 feet, preferably 18 feet. LOT SIZES:
- MINIMUM DEPTH. Residential lots should be not less than 85 feet in depth.
- The neighborhood should be primarily residential. Homes should not be located within an industrial district. NEIGHBORHOOD:
- It should be free from "moral nuisances" such as disorderly houses, centers of liquor traffic and gambling houses.
- In new developments residential areas should be developed as "Neighborhood Units" along organic lines in self-contained communities.

NEIGHBORHOOD PROTECTION:	<p>The neighborhood should be protected by zoning laws, where necessary supplemented by deed restrictions, thus ensuring its maintenance as a residential area of good character and stabilizing the investment in a home.</p> <p>Deed restrictions are efficient safe-guards against careless, eccentric or greedy acts on the part of lot owners.</p> <p>They usually cover the use of land, type of structure, height, cost, architectural appearance, out-buildings, nuisance uses, building lines, projections, area of lot occupied, further subdivision, easements, alienation, and occupancy, enforcement, &amp;c.</p>
NEIGHBORHOOD UNITS:	<p>To secure a maximum of efficiency, neighborhood units should not greatly exceed 160 acres in area nor be much less than 100 acres. As self-contained communities they should usually be within the boundaries of major thoroughfares.</p>
PARKS:	<p>Not less than 10 per cent of the area of the entire municipality should be devoted to public open spaces other than streets.</p> <p>The municipality should acquire as early as possible strips of park land of appropriate width where feasible on both sides of available streams and other bodies of water.</p>
OUTER PARK SYSTEMS:	<p>State, county and regional authorities should acquire outer park systems of suitable area to serve the needs of the municipalities.</p>
PARK AREA:	<p>Accepted standards of park area are, for</p> <p>CHILDREN'S PLAYGROUNDS—25 square feet for each child between 5 and 15 years of age living within radius of one quarter mile.</p> <p>ATHLETIC FIELDS—50 square feet for every person in the municipality between 12 and 24 years of age.</p> <p>NEIGHBORHOOD PARKS—One acre of parks to each 3000-5000 persons in the municipality.</p> <p>In general, one acre of recreation area per 300-500 persons in the municipality.</p>
PLAY-GROUNDS:	<p>Playgrounds should be set in a frame of trees and shrubbery, thus conserving neighborhood values.</p>
SCHOOLS:	<p>Elementary schools should be within a radius of not more than <math>\frac{1}{4}</math> mile, should be accessible without crossing a thoroughfare at grade, and should have at least 5 acres of ground.</p> <p>A junior or senior high school within the Neighborhood Unit should have at least 10 acres of ground.</p>
SHOPPING CENTRES:	<p>Shopping centres should be accessible to residences within a radius of a quarter to a half mile and should be concentrated on the boundary streets of a residential area.</p> <p>The aggregate area of shopping centers and the number of shops that can prosper in the average municipality is directly pro-</p>

portionate to the population tributary to such areas. In general it will be found that for each person in such tributary population from three inches to six inches of shop frontage will be required; this includes both the central shopping district and outlying neighborhood store areas.

A reasonably safe allotment of area would therefore be

For the central shopping district not more than 6 inches per person in the total tributary area.

For neighborhood store areas, not more than 6 inches per person in the immediate tributary area, in general within a radius of one half mile.

Residences should not be located on land that is frequently flooded or so low that it is damp or subject to difficulties in sewage disposal. Areas of low-lying land improperly or insufficiently drained, and areas of made land where material liable to decay has been used to make the fill, should be avoided as residence sites. SITE SUITABILITY:

Subject to variations in latitude, residential streets should, so far as feasible, run Northeast and Southwest or Northwest and Southeast to afford a maximum of sunshine to homes. STREETS:

Streets should fit the topography, avoiding steep grades. Gently curving streets affording pleasant vistas are better for residential areas than a rectangular or "gridiron" plan.

In Neighborhood Units, primary streets should be from 60 to 80 feet in width, secondary streets from 30 to 60 feet. An 18 to 20 foot paved roadway is generally sufficient for local needs. The rest should be used for sidewalks and strips planted with grass, shrubs and trees. STREET WIDTHS:

## THE LANDSCAPE—ITS PLANNING AND PLANTING

1. There should be a plan for the grounds of every house—no matter how small. LANDSCAPE PLANNING:
2. In order that house and grounds may be designed as one harmonious composition, the landscape plan should be made at the same time as the architectural plan.
3. In the case of row houses, interest and individuality are often achieved by arranging them in groups and by set-backs, and in other ways, considering the plot plans as part of the street lay-out.

While every landscape problem is an individual one, the following factors that affect the design are fundamental: THE DESIGN:

1. The size and shape of the lot.
2. The existing topographical conditions.
3. The desired exposure to sun and wind.
4. The relation to neighboring houses and grounds.
5. The relation to the street and its planting.
6. The space required to give light and air to side windows.

#### LOT ARRANGEMENT:

1. **THE APPROACH**—The approach to the house, the walk, the drive to the entrance door should be in scale with the size and character of the house.
2. **THE SERVICE AREA**—The service area should be of the minimum size necessary to provide for service of supplies (fuel, etc.), the service of wastes (garbage, etc.) the service of maintenance (laundry yard and possible vegetable garden). It should be apart from or screened off from the outdoor living areas.
3. **THE AREA FOR PLEASURE**—This should provide for beauty and for the social and recreational needs of the family including:
  - a. Some outdoor living space, whether terrace, lawn, or flower garden;
  - b. Play space for children.

#### CONSTRUCTION:

1. Grading plans, when practicable, should be made in advance so as to save top soil by stripping it off before work on the house is commenced, if there is enough to justify the expense; and so as to avoid unnecessary re-handling of soil in excavating and grading.
2. The lot should be graded and drained away from the house to carry off surface water, but care should be taken to avoid causing conditions objectionable to neighbors.
3. Drives, walks, planting beds, and other landscape features should be in keeping with the size and character of the house, and should be so constructed that there will be freedom from dust.

#### PLANTING:

1. Shade, privacy, freedom from dust, and beauty are primary considerations in planting.
2. The planting as a whole composed with the house as the central feature of the picture, is more important than the individual plants.
3. The character of the neighborhood should be considered in the planting of each individual lot. With group or row houses this is particularly important.
4. The ultimate growth of each plant as well as its present effect should be considered, avoiding for foundations the planting of shrubs that will eventually grow in front of the windows.
5. It should not be forgotten that houses of poor architectural effect can often be improved in appearance by skillful planting.

Street trees and other street planting are the final phase of harmonious design. STREET  
PLANTING:

1. Residential streets should be planted with trees and grass.
2. Planting strips should be wide enough to meet future as well as present needs.
3. Trees are necessary for both shade and beauty. For shade, large trees should predominate.
4. For beauty, the planting should blend with the landscape and the topography. It should avoid too great formality and symmetry and should give unobstructed views for traffic safety, and should frame vistas.
5. For economy, native and hardy plants should be used, as well as those that do not run to weeds. On slopes plants that will help to hold the soil should be employed.

### THE EMBELLISHMENT OF THE HOME—ITS FURNISHINGS AND DECORATION.

Every article of furniture or equipment should have a definite and useful purpose to serve and should do it efficiently. An arm chair should be comfortable. A lamp should give the kind and amount of light needed at the place where it is put. Bed springs and mattresses should conduce to restful and sound sleep. UTILITY:

There should be Harmony

BEAUTY:

- I. Harmony with the architect's DESIGN of the WHOLE HOUSE, as well as of the particular room. Its size, proportions and principal features, such as windows, doors and fireplace, should be carefully considered in deciding on its furnishings and decoration.
- II. Harmony of color and treatment BETWEEN ROOMS that open into each other, especially if the opening is large and permanent.
- III. Harmony WITHIN THE ROOM, which may be achieved by
  - (1) UNITY—This is the quality that draws the room together as a whole. There must be one important element throughout to which other elements are subordinated. Dominant lines may be straight or curved, vertical or horizontal. A dominant color gives the background to which other colors are keyed—as, ecru, gold and tan, or blue, silver and gray.

(2) **VARIETY**—Variety is the element of contrast. Unity must not be allowed to become monotony. Variety must be sparingly used. A touch of contrasting color may waken a room into life. Too much variety may make a room spotty. If there is a pronounced figured design in either wall paper, rug or draperies, plain colors should be sought for the other two.

(3) **PROPORTION**—The apparent proportions of a room may be altered by the way it is decorated and furnished. The ceiling may be made to appear lower by being comparatively dark, by a direct lighting system, by horizontal lines in moldings and furniture, and by a large rug of rich color and design to emphasize the floor.

It may be made to appear higher by being extra light in color, by central lighting, vertical lines in furniture and window hangings, and keeping the floor inconspicuous.

The apparent size of a room in its other dimensions is increased by using light, cool, plain colors; by unity in color, line and design; by light-weight furniture and few decorations.

Its apparent size is decreased by dark, warm colors; by figured design in rugs, wall paper, upholstery and draperies; by strong contrasts in color, line and design; by heavy, massive furniture; by many decorations.

(4) **BALANCE**—This is an element in achieving proportion. It may be either symmetrical or informal. The former is safe, easy and dignified—as, when a mantel has a picture over it, a clock in the middle and a candlestick at each end. Repeated too often, it becomes mechanical and monotonous. The achievement of informal balance through unlike objects is more difficult, but more interesting when well done.

(5) **COLOR**—The color background of a room should follow the general scheme found in nature—the ceiling (the sky) being the lightest area; the floor (the ground) being the darkest, and the walls (the foliage) an intermediate. This is the principle of the environment our ancestors have been used to ever since they emerged from the water many eons ago.

Intense colors should be used only in small quantities. Contrasting color harmony, while more difficult to achieve

than harmony of likeness, is very effective. Rooms with a northern exposure should be warmed up by using shades of tan, yellow or orange. Rooms over-bright, or intended for summer occupancy should be done in cool colors—in gray, silver, blue, lavender or the cooler greens.

- (6) **SIMPLICITY**—This is an element both of beauty and appropriateness. Pretentiousness and meretriciousness should be avoided.

There should always be harmony between the room and those using it. **INDIVIDUALITY:** Furnishings and decorations are an environment and like clothes should express the individuality of those who use them. Colors and designs should be chosen that bring out the best points of the room's occupant.

The wife and mother planning her own color schemes and buying her own furniture should be on guard against letting her own individuality dominate at the expense of the individuality of her husband and children; and against accepting conventional generalizations, as that girls should be given dainty bed-rooms, when her daughter may be of the forthright out-of-door type to whom a Dresden-china scheme of decoration would be acutely painful.

**Economy** involves quality and durability and not mere cheapness. It is relative to income and to the amount that can be spared in a given case. Decorators sometimes place one-fifth to one-third of the capital cost of a house and lot as a reasonable expenditure for furnishings. **ECONOMY:**

This is way beyond the capacity of small-income families. The smaller the amount of money available for furnishing, the more carefully the furnishing should be planned in advance. Even a \$100-a-room allowance can be made to produce acceptable results, if all non-essentials are omitted and a proper proportion in expenditure is observed.

## HOME-MAKING

The Home is the one field of human activity that thus far has seemed to be immune to the new ideas and improved methods that mark such an advance in the industrial world. Household methods too often are still based on tradition and convention, rather than efficiency.

The household needs to be organized.

Heaven forbid that homes should ever be standardized! But every dictate of reason points to the need of the adoption of wise standards of home making.

The following suggested STANDARDS are submitted:

1. The management of the home should be planned. Time and strength should be budgeted, as well as money, so that there may be time for rest and recreation. The members of the family should share in such planning.
2. There should be a regular, but flexible, schedule for household tasks. Too many heavy tasks, like sweeping, changing of beds, etc., should not be set for one day.
3. There should be a stated time for rest when the small children may rest with the mother, and the older ones may read or play quietly.
4. Each member of the family should be responsible for definite tasks for keeping his room and belongings in order, according to age, strength and other responsibilities.
5. Meals should be regular. They should be planned so that roasting and baking can be done with one heating. In cities, baking of bread should not be done at home, except when quick, hot breads are desired.
6. Careful personal marketing should be done regularly, to permit selection of food as to quality, quantity and price, and to insure freshness of fruits and green vegetables.
7. Supplies of staples should be kept on hand, where space permits, with special supplies for emergencies.
8. The drudgery of washing and ironing should be decreased, either by employing a part-time laundress, or by using washing machines and other mechanical helps, or by sending out the laundry, or sending part of it for "wet wash".
9. The part-time servant may be used successfully in some families. A man is best for heavy tasks, cleaning, etc. A cleaning woman, once or twice a week, suffices in some families; or a girl who can help with the children, wash dishes, etc., at times.
10. Danger to life and loss of property through fire should be minimized by careful housekeeping that will reduce fire hazards.
11. The home should be kept in good repair.
12. Proper provision should be made for the storing and disposal of garbage, rubbish, ashes and other household wastes. These should be kept in covered containers of ample capacity, which

should be fireproof, waterproof, and rustproof and so placed and maintained that they will not interfere with the healthfulness, appearance or attractiveness of the premises.

## FINANCING THE HOME—OWNERSHIP, RENTING, INCOME, TAXATION

The foundation of home-ownership is savings.

Success in both first and second-mortgage financing depends upon correct determination of the following interrelated questions:

1. Accurate appraisal of the value of the property.
2. Ratio of loan to value.
3. Rate and certainty of amortization.
4. Life of mortgage and terms upon which it may be renewed.
5. Interest rate and all other charges.
6. Character of the borrower and his capacity to repay the loan.  
Character: Trade, profession, position, habits, family and other associations.  
Capacity: Health, ratio of income to commitment, additional obligations, additional security such as life insurance.
7. Character of lender and his capacity to carry the loan.  
Character: Established reputation for fair dealing.  
Capacity: Freedom of lender from entangling commitments which may be incident to short time and to security banking.

Borrower and lender should take competent advice.

They should thoroughly verify and check such advice.

When in doubt they should avoid commitments.

## HOME OWNERSHIP

1. The purchase price of the home should not, as a rule, exceed twice the assured annual income.  
If the family is of less than average size, this proportion may be somewhat increased. Where the number of dependents is above the average, the cost limit of the home which it is proposed to purchase should be correspondingly decreased.
2. The equity should equal 25% of the purchase price, under present financing methods.
3. The amount of equity is dependent upon  
The assurance of the continuity of the annual income

The demonstrated ability of the borrower to save

The circumstances of the borrower as to other commitments.

A married couple 25 years of age who have saved \$1000 might safely purchase on an equity of but 20%.

At 45 years of age and where there are several dependents there should be a much larger equity.

4. Fixed charges are an important element. The maximum carrying charges undertaken in purchasing a home—including interest, amortization of principal, taxes, insurance, heating, maintenance, replacements and repairs—should not as a rule exceed the family's previous budget—items of rent-plus-savings. They should, indeed be kept sufficiently below this limit to provide a margin of safety for such contingencies as illness and unemployment.
5. Mortgages and their terms as to interest, renewal charges, and dates of renewal should be thoroughly understood.
6. Long-term mortgages with periodical payments should be within the capacity of the purchaser to meet, with enough of income set aside for savings in case of illness or unemployment.
7. A family should know that it's getting the right kind of home when it buys it. Before purchasing, a careful search should be made. Such a search should disclose a clear and marketable title and a conservative appraisal as to value.
8. To increase, as far as possible, the number of families able to acquire a home, methods of financing small-income home purchasers should be developed that will

Permit the smallest down-payment consistent with safety

Afford the lowest interest rate on the market

Give the maximum time for amortization within the limits of the probable working life of the home-purchaser and the effective lifetime of the house

Afford the maximum of protection to the purchaser against exploitation, and to the selling and lending agencies against loss.

## THE RENTING OF HOMES

1. Renting is preferable to buying when the cost of financing and maintenance is too high or the tax burden too heavy.
2. Renting is preferable where there must be mobility of labor.
3. Families should not have to pay more than 20% of their income for rent without heat, or 25% where heat is included.

Families with extra small income or with an extra-large number of dependents cannot without hardship pay as much as 20% of their income for rent.

4. To make possible for a larger number of families the rental of adequate housing at not to exceed 20% of their income, and also to provide adequate housing for those unable to pay as much as 20% of their income for rent, methods of financing should be developed that will provide a larger volume of capital than is now available, at lower interest rates and with a longer period of amortization.

## TAXATION

The means by which unfair burdens of taxation may be removed from dwellings include:

1. Separate assessment of land and buildings.
2. Assessments at full value, made possible by
  - Basic land maps, permanent section, block, and lot numbers, land value maps giving front foot values and published yearly or biennially.
  - Requirement of true consideration in deeds.
  - Requirement of a supplementary statement giving true cost of new structures upon their completion, as distinguished from estimated cost set forth in the application for the building permit.
3. County supervision and equalization of local assessments, with state equalization and supervision of counties.
4. Elimination of overlapping tax districts.
5. A single statement of school, municipal, and county taxes on one bill—payable in equal installments, preferably semi-annually.
6. Where state taxes, such as those on incomes or gasoline consumption, are levied and a part of such tax is refunded to the various municipalities, such refund should be prorated on the basis of the total assessed values in such municipalities—thus placing a premium on full-value assessment.
7. Where part or all of the cost of a public improvement is assessed back upon the land benefited, such cost, if it exceeds 5% of the assessed value of the land, should be payable at the option of the owner in 10 annual instalments, with interest payable each year on the unpaid balance. The owner should also have

the privilege of paying off any such assessments or interest in units of \$50 at his convenience.

8. The abolition of taxation of dwellings in course of construction.
9. Assessors in assessing buildings should make an allowance for depreciation, which should correspond with the generally accepted rate of depreciation for the type of structure involved.
10. Publicity of assessments through periodical publication of land-value maps, and the making of assessment data available to the public at all times.

### HELPING THE HOME SEEKER—HOME INFORMATION CENTRES

1. A Home Information Center should be an agency adequately financed, independent of control by other organizations and directed by a fair-minded impartial board of directors.
2. It should be operated on a basis of scrupulous sincerity and regard for truth, and must in no wise be a "selling" agency for the community, concealing unpleasant facts or emphasizing only favorable ones.
3. It should record and report all unfavorable factors to the public or private agencies responsible for or capable of, or interested in improving such factors and thus serve as a sensitive barometer of the outsiders' reactions to local conditions, leaving to such agencies the responsibility for advocating their correction, if bad, or their further development if good.
4. It should not become militant but should always preserve its character as an information bureau.
5. As an auxiliary service to local residents, as distinguished from home seekers or prospective residents, it should maintain complete card files, giving information as to where, from whom and how goods or services may be obtained.
6. It should have a centrally located preferably independent, ground floor office, in charge of a trained secretary of tact and discretion. It should be equipped with an effective index system for ready reference and map-display racks on which much of the material enumerated under "Objectives" should be recorded graphically and displayed to advantage.

## THE RECONDITIONING OF HOUSES

To be weather-proof, durable, screened.

HOUSE

To have adequate space and separation for family life, individual privacy, children's play, adults' recreation, quiet for study and sleep, receiving of friends, preferably not more than one family or at most two in a house where there are children; sufficient closet space. Ample day light everywhere so far as practicable but especially in bedrooms, kitchens, stairways, passages, bathrooms and water closets. As much direct sunlight as can be had. Artificial lighting adapted for necessary evening work without eye-strain. All rooms well ventilated; arranged and equipped for protection from cold and heat and with adequate heating apparatus; free from escaping coal gas, illuminating gas or any combustion product. For each family, individual sanitary bath and water closet facilities, connected with sewer or septic tank; provision for hot water.

EXTERIOR:

INTERIOR:

To have adequate play space for children, good drainage, freedom from excessive dust, good landscaping and planting where possible.

GROUND:

A clean home and grounds properly painted or otherwise finished where needed and easy to keep clean; with pure, abundant potable water supply; protected against fire everywhere, so far as practicable, and especially as to roofs, chimneys and flues, insulation of heating and lighting connections and prevention of passage of fire around pipe openings or sills or through walls or floors; of durable materials; in good repair and arranged for safety; with structures of sufficient strength to support imposed loads and affording adequate rigidity, with well-lighted safe steps and safe railings, with floor and ground surfaces free from irregularities likely to cause falls, convenient and labor-saving; of attractive, well-kept appearance, planned throughout for the comfort and happiness of the family.

IN GENERAL:

## SLUMS AND BLIGHTED AREAS

There should be

1. A definite policy and programme for the treatment of blighted areas and slums.
2. Express legal power to proceed to clear areas because they are insanitary or because the public interest requires it.
3. Legal authority to demolish structures that have reached a point of deterioration so that they are hazardous to health, safety or morals.

4. A fair basis of compensation for property taken—fair to the property owner and fair to the taxpayer.
5. Legal authority to replan areas so unsuitably planned or so covered by substandard, obsolescent or deteriorated structures that their continued use or presence jeopardizes public welfare and municipal economy.
6. Comprehensive replanning and rezoning of such areas in harmony with the city's master plan and designed to secure the best economic and social use of the sites as they are cleared from time to time, so that private owners engaged in altering or replanning structures will be influenced to conform to such plans for future development.
7. A sound financing programme for municipal improvements that will provide for a sharing of the costs and a recovery of expenses that will not make such schemes prohibitive.
8. An applied municipal programme for the supervision of structures and the promotion of municipal projects that will help to prevent the future development of blighted areas.

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#### TINKERING WITH N. Y.'s STATE HOUSING LAW

The New York legislature at its regular session last winter passed two amendments to the Housing Law sponsored by the Housing Board and which were signed by the Governor and became law.

One of these—Chapter 557 of the laws of 1931—adds a new section to the law which grants specific authority to cities to sell or lease excess real property to corporations organized under the terms of this law. I believe this is unnecessary, as cities already have general and sufficient powers to dispose of property not required for municipal use. It is a mere prelude to and limitation upon the authority granted later for such disposal to be made without appraisal, public notice, public bidding or advertisement. This type of legislation is dangerous and against public policy, as shown by existing safeguards in state statutes and city charters, and violates the principle of home rule by voiding restrictions upon the officers of a city, set up by its own laws and ordinances. The leases may be for 50 years, with privilege of renewal for 30 years.

The proposal is for an intricate and confusing inter-relationship between corporations, a new state body—the usefulness of which is not yet established beyond question—and the city government. The state has one director, and by the provisions of the bill the city is to have one director in any company or in several companies, to which city land may be sold or leased according to its provisions. The private parties

may dilute the public representation without limit. For example, at least one of these corporations has 15 directors. The burden on the city's director might be great, and by such nominal participation the public may be embarrassed by action taken in his absence or by majority action. If any cog in these wheels does not function, the unscrambling process will be difficult.

By another provision the city's property is safeguarded against being dragged down by other enterprises, if the city's agent in the sale or lease does not approve in writing the ownership or operation of any other project.

The nub of the whole amendment is contained in the provision that the improvements on any such leases shall be the property of the city. This extraordinary clause is a Greek gift for it would estop the city from taxing the improvement for the life of the lease, whereas the other buildings erected under this law are exempt for 20 years only. What would the gift be worth after 50 to 80 years? But it might also bilk Uncle Sam of his taxes and embarrass the city, as does the exemption of the site of the Chrysler building, given originally to an educational foundation. The city may, by actions beyond its control, either lose its property entirely, or be saddled with the ownership—if not also the operation—of housing for non-dependent people.

Where such a course leads is clearly visible in England, Austria and other foreign countries.

Public housing there has raised the cost of building, arrested private enterprise in building, slowed down the total production of new housing, created a politically privileged class of tenants at far less than cost, destroyed confidence in property values, vastly increased public expenditures, and by the same act has reduced the public revenues. Insidiously, we will be backed into a course no responsible public officer would advocate, and which the legislature of 1927 strove to safeguard against.

Under the new law the city may allow subordination by a private lessee of the public fee in the property to an improvement mortgage. This seems of doubtful constitutionality. If the preamble of the State Housing Law be judged to cover this extraordinary delegation, consideration of what has already taken place under this preamble gives warning of what cities may be let in for.

The bill contains a ponderous recapture clause which in my judgment would militate against any use of the power intended to be conveyed by the bill as a whole.

The city may take back the sold land and any improvements upon it after 1 year within 20, and it may take back leased land after 1 year

and anytime beyond within the lease period. It seems that it may even take over any other real property of the company to which it has sold or leased any of its land—assuming that in the course of a term of years up to 80 any of its agents in the next 4 generations of politicians had consented to the corporation's acquiring any other property. The city exercising this right would pay the net debts of the company, the "reasonable expenses of liquidation and/or dissolution" and return to the stockholders or debenture holders the par value of these securities plus interest at 6%—even though the debentures bore only 5½% interest—and any accrued interest or dividends on such stocks and bonds.

But in the event of foreclosure of a mortgage placed by such a company on its building and the city's land, these "valuable" recapture rights of the city terminate.

I cannot conceive that any of the sober and successful practitioners of improved housing for people of small means would undertake all of the hard work and risk to their own and their friends' capital with any such provision hanging over them. If I am right, this legislation will be futile—an illusion delaying economic attack upon an economic problem. If there are any bold enough to work under this clause, it is conceivable that city land leased by secret agreement, at no rent during "construction"—which may be stretched indefinitely—and nominal rent thereafter, with or without land taxes, might be so luxuriously or extravagantly or incompetently developed and managed that "recapture" would be instigated by the developers for their own rescue.

The other amendment—Chapter 558—is of lesser importance. It provides that corporations chartered under the housing law may place second mortgages upon their properties, provided that the sum of the two mortgages does not exceed  $\frac{2}{3}$  of the estimated cost prior to completion of the project, or  $\frac{2}{3}$  of the appraised value or actual cost—whichever shall be less—as certified by the State Housing Board after completion.

Whatever the reasons for this, it seems to me to rock the boat. Changes now made in this law for the accommodation of some new project complicate the relations with those already in being. The gradual reduction of restrictions robs those who made the earlier development of their character according to their representations to their public and stockholders. It may even make their success more difficult to achieve or maintain because of the more liberal terms to those who follow. It may cause disquietude among the stockholders and so discourage tenants from helping themselves.

Those who have been lending on first mortgage up to  $\frac{2}{3}$  of their appraisal of the projects may become less liberal on the ground that

second mortgage money may now be sought. Second mortgage money notoriously costs more in commissions, charges, discounts and preferences and so the "racket" principle may be introduced.

At any rate, the financial structure and administration is complicated, the overhead expense is likely to be increased, the door is opened for further changes—clear cut evidence as to the wisdom and practicality of the whole housing law is befogged.

WALTER KRUESI  
Brooklyn

### THE END OF THE RENT LAWS IN ITALY\*

A very interesting situation was created by the emergency War Legislation in Italy in regard to the relationship between landlord and tenant.

Different acts of the executive power—vested with exceptional authority during the period of war—were aimed at lessening financial pressure on the families of those who were bravely defending the honor of their country at the front and greatly infringed the principle of absolute ownership which the Italian Civil Code so strongly upholds.

The first decree, enacted on June 3, 1915, contained regulations intended to permit tenants while actually engaged in military service to hold in abeyance the payment of rent to the landlord. Other decrees followed establishing among other things that all leases were by law extended up to two months after the conclusion of peace, that landlords could not increase the rent of their tenants, and that the controversies arising between landlord and tenant should be decided by special courts.

Decrees of 1919 extended to December 31, 1921, the period during which such exceptional privileges applied. Further extensions were later granted.

These decrees gave rise to very serious consequences and practically no one was willing to invest money in real estate. At a time when the soldiers were returning to civilian life and the demand for homes suddenly increased, some tenants assigned their leases to home seekers, but as a condition to such assignments would demand that the assignees purchase at exorbitant prices some worthless pieces of furniture that the old tenants wanted to dispose of; thus, by subterfuge charging a premium for the assignment.

Full credit must be given to the Fascist Government for having taken energetic steps to put an end to this abnormal condition, without

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\* *Reports on the End of the System of Restrictions on Rents and Tenancies In Italy, by the Fascist National Federation of Real Estate by Enrico Parisi, October, 1930. 25 pp.*

at the same time increasing the country-wide financial disorder caused by the enormous amount of money spent by Italy—poor in natural resources and greatly depleted by the World War.

This complicated situation was solved by the Fascist Government within a period of 7 years in a very practical manner, so that since June 1930, freedom of contract has been restored in the Italian real estate market.

Space does not permit me to discuss in detail how such results have been obtained.\* I will merely state that through a policy of encouraging the construction of new buildings by means of granting loans at reduced rates of interest by special semi-governmental financial organizations to builders, by exempting newly erected buildings from taxation for a period of 25 years, by withdrawing the restrictions on the amount of the rent that could be charged by landlords in newly erected building, and, principally, by conducting a good-will campaign for the re-establishment of ties of friendship and co-operation between landlord and tenant, the Italian real estate market has, since the date above mentioned, returned to a normal condition, peacefully and without causing panics or interfering with social conditions.

The problems created by the War in this phase of Italian civil life and those that arose as a consequence of the emergency regulations that continued for years after the War, because of the indifference of the weak government that ruled Italy immediately after the War, made the task of the Fascist administration a severe one, and they deserve the greatest praise for the intelligent and efficient solution they have reached.

LUIGI DIONISI  
New York

## HOUSING IN HOLLAND\*\*

The Dutch Institute for Housing of the People and for Town Planning on the occasion of its 12½ year's jubilee has published a memorial volume. In a short introduction it describes this period and then discusses housing conditions and municipal regulations concerning housing before the state law of 1901 was adopted.

The Dutch housing law—which like most of such laws sprang from the need for better sanitary conditions—provides a basis for better housing in the future, for the improvement of the older bad houses, and for the clearing away of uninhabitable dwellings and slums. It lays

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\* In Rome 20,000 landlords reduced rents by 10%. Other cities followed suit. It is estimated that in December a year ago more than a million house rents were cut 10%—Editor.

\*\* *The Housing Law of the Netherlands, 1902-1929.* 283 pp.

down principles which the cities and townships for the greater part carry out in their own way.

Under certain conditions the State provides funds for the improvement of housing. Prior to 1917 the State provided 40 million dollars for better housing—chiefly on a loan basis; between 1917 and 1921 this amount jumped to 250 million dollars. During the war and for some time afterwards the building trade for various reasons had not been profitable and, as there was still a demand for more dwellings, the only way out seemed to be by means of state loans and subsidies for the encouragement of new building in order to avoid the bad effects, both socially and hygienically, that would probably have resulted from overcrowding.

Naturally, the Government, as the tax-payers' money was involved, was able to require that these new houses should come up to certain standards which, obviously, could be more stringent than the regulations governing new construction not financed with state money. The quality of the houses thus built so raised public standards, after 1921—when conditions had again become normal and state loans and subsidies seemed necessary only for the housing of the poorer classes, that private builders were forced to put up houses of a much higher quality. In addition, the indirect effect of the housing law on town planning and architecture has been considerable.

The Dutch housing law taken all in all has proved of great value. Over 150,000 houses, or 8% of all the houses in Holland, have been built with State loans or subsidies—totaling over 300 million dollars—in some 600 of the 1000 cities and townships.

JOHN C. ZUYDERHOFF  
New York City

## DECENTRALISATION OF POPULATION AND INDUSTRY

Under the above title\*, eleven English leaders in the Garden City movement offer what they call a "new principle in town planning". In reality what their symposium yields is not a single principle but a set of them; and in obedience to one of their principles the treatise they have produced concerns *regional* more than town planning. That is said, however, simply to emphasize the clear, live quality of their discussion.

A notion of the topics treated can be gained from the following samples:

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\* *Decentralisation of Population and Industry*, edited by Herbert Warren and W. E. Davidge. P. S. King & Son, Ltd., 14 Great Smith St., S. W. 1, London, 1930. 154 pp. Price, 4 shillings.

The Relation of Urban Growth to Design and Proportion, Land User and Communications, Economics of Land Development, Zoning Policy in Industrial and Non-industrial Regions, the Advantages and Disadvantages of "Ribbon Development", and the Logical Extension of Planning from the City and Region to the Nation.

The reader will also find helpful statistics regarding the effects of congestion upon health, the economic cost of traffic-crowded streets, and the progress of electrification. While most of the data presented are British, they are supplemented, here and there, with significant American experience.

The main proposal is summed up in the formula—improve cities by moving industry out of their congested centers and by replacing it with open spaces. The right method, both of shifting industry and of surrounding it with workers' homes, is suggested by Letchworth and Welwyn. Concise and up-to-date information about these successful garden cities is given, as well as a reference to our own satellite undertaking at Radburn, N. J.

The discussion reveals the fact that it is not so difficult to move industry out—in fact it tends to leave now—as it is to re-develop in the proper manner the area it vacates. It is the consideration of this problem that leads to a final re-phrasing of the book's central thought. In the last chapter, Thomas Adams—just emerging from the labors of the Regional Plan of New York—dips into that experience and produces a new definition of decentralization. He calls it "diffused recentralization". Just what he means by it, is interestingly set forth in this compact volume.

All together, its contents afford easy access to a philosophy of the modern planning movement which no person seriously interested in public welfare can wisely overlook.

The authors are—"in the order the characters appear": Herbert Warren, Raymond Unwin, Sir John Robertson, G. L. Pepler, W. Loftus Hare, R. L. Reiss, F. Longstreth Thompson, W. R. Davidge, Barry Parker, Norman Macfadyen and Thomas Adams.

CLARENCE A. PERRY  
New York City

## A HOUSING "OMNIBUS"

### THE BETTER HOMES MANUAL\*

Blanche Halbert, Research Director of the Better Homes in America movement, is responsible as editor for the publication of a 770 page book, published under the title of "The Better Homes Manual". It

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\* *The Better Homes Manual*, edited by Blanche Halbert. University of Chicago Press. 770 pp. Price \$3. Paper cover 50¢.

might more appropriately be called "The Better Homes 'Omnibus' "—to use a term that is very much in vogue at the moment. One conceives a manual as a book that can readily be held in the hand. One would have to be a Titan to use this book as a "manual", with any comfort.

It is, however, an extremely valuable publication, and one that is bound to do a great amount of good. In an introduction by Secretary of the Interior Wilbur, the President of the Better Homes in America movement, its purpose is thus stated. He says:

In this manual are assembled the best contemporary statements obtainable on home ownership and financing, the methods of keeping the cost of the house down, points to be considered in the buying or building of a home, the selection of the site, and the fitting of the house to its site, the determination of architectural style and considerations of essentials in planning as well as a choice of materials to be used and selection of equipment for lighting, heating, ventilation, plumbing and refrigeration, and the finishing of floors and walls.

He adds:

The householder or homebuilder may be easily perplexed or confused by the quantity of the available information or material, much of which is biased, incomplete or inadequate.

In addition to this preface by Secretary Wilbur, there is an introduction by Dr. James Ford.

The book discusses the various aspects of the subject under the following topics:

Home Ownership and Home Financing; The Cost of the House and Methods of Reducing It; The Home Site; Architecture and Architectural Style; House Planning Essentials; Common Building Materials and Construction Practices; Home Lighting; Heating, Ventilation and Humidity; Plumbing; Refrigeration; Wall and Floor Finishes and Coverings; Essentials in Home Furnishing; The Kitchen; Reconditioning and Refinishing Walls, Floors and Furniture; Housing Standards; Designing the Home Grounds; Rural Homes; Outstanding Housing Problems; Improving Housing Conditions through City Planning and Zoning; Improving Housing Conditions through Legislation; Improving Housing Conditions through Housing Developments; Organizations Engaged in Housing and Home Improvement Work.

It is thus seen that the book comprises practically every aspect of the subject of better homes and improved housing. The method of preparing it has not been to write a new book of original materials. Instead, the book represents a compilation of what the editors consider the most authoritative and effective statements that have been published thus far on the various aspects of the problem.

Every student of housing in the United States will find it advantageous to obtain a copy of this valuable book.

## HOUSING AND CIVIC PROGRESS

The Year Book of the American Civic Association for 1930, published under the title "American Civic Annual", volume III\*, contains considerable of interest for students of housing. One portion of the book is devoted to that subject and contains articles on "The Progress of Better Homes in America" by Blanche Halbert, "Housing and the Home Economics Programme" by Helen W. Atwater, editor of the Journal of Home Economics, "Progress Under the New York State Housing Law" by George Gove, Secretary of the State Housing Board of New York, and by others.

The book also contains considerable discussion on the subject of regional planning and reviews the progress of the year in this field.

## RECENT HOUSING IN EUROPE\*\*

Veterans in the field of housing reform will recall that classic book—the earliest bringing together of the scattered experiments in improved housing developments in the United States and the world over—prepared under the direction of the late Elgin R. L. Gould, and published by the U. S. Department of Labor at Washington in 1895, and known as the Eighth Special Report of the U. S. Department of Labor. For many years this was the *vade mecum* of all housing reformers in the United States and a "housing bible" so far as that aspect of housing was concerned.

A great deal of water has gone over the dam in the field of housing since that earlier publication, nearly 40 years ago. What seems to be the lineal descendant today of this illustrious ancestor is a Report recently issued by the International Labour Office of the League of Nations, entitled "Housing Policy in Europe", published at Geneva in 1930, in the form of a book of 378 pages, copies of which have recently been made available in the United States.

About 10 years ago the International Labour Office directed its attention to housing problems, and in 1924 gave the results of its first study entitled "European Housing Problems Since the War", a Report that was rapidly sold out. A second study was published a year later and dealt with the housing problem in the United States.

Three years ago, the International Labour Conference at its 1928 session decided to invite the governing body of the International Labour

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\* American Civic Association, Union Trust Building, Washington, D. C. Price \$3. 350 pp.

\*\* Housing Policy in Europe—Cheap Home Building. International Labour Office. Studies and Report, Series G, No. 3. League of Nations. 378 pp. Price \$1.25. Publishers in the U. S. A. World Peace Foundation, 40 Mt. Vernon Street, Boston, Mass.

Office "to undertake an investigation of the question of industrial housing and the general living-in conditions of the workers."

With the aid of a group of housing experts intimately connected with industrial and social questions in most of the leading countries of Europe, the study thus authorized was undertaken. The results of it are now presented in this volume.

The book is one that all students of European housing and of Government aid to housing should have, supplementing, as it does, the two excellent books of Edith Elmer Wood dealing with this same aspect of the housing question.

The present volume is divided into two main parts. Part I is a general survey of the field, and concerns itself with such questions as the following:

Post War Building Difficulties; The Extent of the Need; Public Authorities and the Financing of Building; Other Forms of Assistance; Exemptions from Taxation; Land Policy; Reduction of Building Costs and Rationalization; Bodies Initiating Building Work; The Dwellings Built; and Conclusions.

Part II deals with similar facts with regard to the following European countries:

Great Britain, Netherlands, Sweden, Denmark, Norway, Italy, France, Belgium, Czechoslovakia, Finland, Austria, Poland and Germany.

The book is not illustrated but contains many tables of statistics. It is a report to be studied and not merely read. We commend it most heartily to all students of the housing question in the United States.

## REGIONAL PLANNING IN THE UNITED STATES

### THE MASSACHUSETTS CONFERENCE

Interesting and valuable information with regard to the progress of Regional Planning in the United States—as distinguished from the planning of smaller units, viz., town or city planning—will be found in the Proceedings of the Seventeenth Annual Conference of the Massachusetts Federation of Planning Boards, held in Boston about a year ago, in two Papers, one presented by Dan H. Wheeler, of the Division of Building and Housing of the U. S. Department of Commerce, the other by John Nolen the well-known town planner.

Mr. Wheeler in his Paper surveyed the state of the movement in the United States at that time and showed that there were 55 regional planning bodies then in existence in the country, giving in detail some of the more interesting facts with regard to the more important of these bodies.

Mr. Nolen in his Paper discusses on broader lines the question of what is regional planning and how it differs from city planning, and

why it is necessary. Included among the aspects of the problem that he presented for consideration on this occasion were such important questions as Traffic Movement and Circulation, Tax Expenditures for Public Improvements, The Amenities of Life and the Health of the People.

After discussing what regional development involves, he pointed out three aspects of regional planning that he considered of primary importance.

We know of no more informative statement on the subject of Regional Planning than this address of Mr. Nolen's and we heartily commend it to all city planning practitioners.

In addition to these important discussions of Regional Planning, there was interesting consideration given to the cognate subject of "City Planning and Zoning in relation to Housing and Taxation," by Lawson Purdy, "Discussion of Practical Zoning Problems," by Edward M. Bassett, an address on "The Development of Washington," by Colonel U. S. Grant, III, as well as a "Report on the Progress of Planning in Massachusetts," by Edward T. Hartman, State Consultant on Planning to the Massachusetts Federation of Planning Boards.

Copies of the Proceedings of this interesting conference can be had upon application to the Secretary of the Massachusetts Federation of Planning Boards at the State House, Boston, by asking for Bulletin 26.

## A RECORD OF ACHIEVEMENT

### HOW THEY DO IT IN BRISTOL—ENGLAND

Whether one believes in government-aided housing or not, it is a thrilling experience for housing reformers to get a bird's eye view of 10 years of effort by an English city of 400,000 population in dealing with its housing problems.

The city is Bristol, England, and it has a most creditable record of achievement to show for its 10 years' effort in this field. In a small booklet of 81 pages, of such size as can be conveniently put in one's pocket, the whole history of Bristol's effort to cope with its housing problem during the past 10 years is set forth.

While American methods of dealing with the housing problem are radically different from those of England and Europe, yet every American housing reformer will find it advantageous to secure a copy of this interesting and attractive booklet. Copies can be had upon application to A. W. Smith, Secretary, Housing Committee of Bristol, 1, St. Stephen Street, Bristol, England.

In this report of stewardship to the people of Bristol and of all England, there is set forth in the most concise form all of the essential facts with regard to that city's work in dealing with this great social problem. The booklet gives a summary of the important housing legislation in England since the 1890 Act and explains the principal provisions of each Act. It also contains numerous photographs of slum conditions that the municipality is constantly seeking to improve and of such houses after they have been reconditioned—in some instances showing astounding changes—as well as numerous photographs of the new houses that have been provided by the municipality with government aid.

A map of the city of Bristol indicating distances in circles of 5 miles radius from the center, shows the location of each one of the city's 25 housing schemes. Each one of these schemes is described and illustrated photographically—in many cases with plans of the type of house.

The Report presents tables showing the variations in contract prices, through the period, for both parlor and non-parlor houses, with the range from highest to lowest. The results of building by direct labor are also set forth, as well as the various methods of construction employed. Then follows a description of the 25 housing estates, with the number of dwellings in each, and the fundamental facts about each one.

Equally interesting information is given with regard to Applications for Tenancy, the Collection of Rents, Maintenance Problems, the Response of Tenants to Improved Conditions, Benefits to Other Families, Aid Extended under the Small Dwellings Acquisition Act, as well as a Survey of the Present Situation and the Future Prospects with regard to the housing of the city.

Finally, under the heading of Counting the Cost a financial statement is set forth. This gives in a very clear fashion a realization of how the English housing law operates with regard to the relative burdens borne by the federal Government and by the local authorities.

It would also seem to indicate so far as Bristol is concerned the relative use made of the various housing Acts in that city. One notes that under the so-called Chamberlain Act, the Act of 1923, the City of Bristol received from the Exchequer, or Treasury of the Federal Government, the sum of £9394 for the houses they built under that Act. For those same houses it had to apportion upon the local rate payers (taxpayers) of Bristol, the sum of £15,103.

Under the Wheatley Act, the Act of 1924—which seems to have been made more use of by the authorities in Bristol—the relative appor-

tionment of expense is as follows: upon the Exchequer or federal treasury, £31,855, on the local ratepayers (taxpayers) £55,148.

The Report contains a number of appendices; one shows the houses erected on the corporation's estates, giving the type of house, the area in acres of each estate, the number of houses in the layout, the number of houses erected on that estate under each one of the three principal Housing Acts, and the total number.

There is also an appendix giving the Rules for Determination of Rents under the Acts of 1919 and 1924, respectively; a schedule of Weekly Payments for Houses on the Various Estates from the first of April, 1930. Finally, are set forth the Cost of the Acquisition of Sites on an acre basis, as well as the Work Done by the city in Demolishing and Repairing old Insanitary houses.

All together this is a thrilling record of accomplishment—one of which the Local Authorities in Bristol may well be proud.

## OAST HOUSES AND DOVECOTES

### THE ENGLISH SCENE

It has long been recognized—both in the fields of city planning and housing—that one may build a model city, laying it out according to the most perfect city planning principles, with gently curving roads, with beautiful landscaping, with fine parks and open spaces, and yet have it all ruined, if the houses that are built there are not in good architectural taste.

Similarly, it has been found equally true that one may design a group of houses according to the most intelligent principles of architectural skill and in the best architectural taste, but if they are placed upon the land in unattractive fashion, on streets that are laid out on a checkerboard system, with houses extending in monotonous rows, with little space between them, and with no attractive development of the landscape, the result is equally unfortunate.

This principle has been recently reinforced in our minds by what we have read in a delightful book dealing with the unusual charm of the English countryside and entitled, "The English Scene".\*

One reads in this rather unusual book that:

One part of the beauty of the English scene is in the natural landscape, and the other is in the things that have been set upon it. Not all that has been built is beautiful; too often, indeed, the scene is marred

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\* *The English Scene*. A. & G. Black, Ltd. 4 Soho Square, London, W. 1. The Macmillan Co., 60—5th Ave., N. Y. C. 125 pp. Illustrated. Price 7s 6d net.

by structures unshapely and ill-sited. \* \* \* Some of the most charming are of humble origin, constructed simply, and to serve a simple but necessary purpose, like the grinding of corn or the brewing of beer.

They are as characteristic of the soil as the people who have lived and toiled upon it, and at last have been buried in it.

The author then proceeds to describe some of those unusual characteristics of the English countryside that make England what it is and that give it that peculiar charm which American travelers find there. Of these, some of them are as yet "undiscovered country" to many Americans.

The book is wholly delightful and is taken up in describing some of the more characteristic and interesting aspects of the countryside such as windmills, watermills, canals, pounds and round houses, turn-pikes, tithe barns and moot halls, punishment places, alms houses, sports and pastimes, and architectural features connected with apple and hop raising.

The book contains 31 half-tone illustrations which range from Old Clayton Mill on the South Downs with a flock of sheep and glorious white clouds surrounding it, to tidal mills, round houses, village cages, packhorse bridges, market houses, dovecotes and tithe barns, sundials, and 14th Century clocks, ducking stools, alms houses, cider mills and oast houses.

It is a most unusual book. All American travelers in England—whatever be their profession or interests—will find that this book will add greatly to their enjoyment of the English countryside.

## REGIONAL PLANNING IN PRACTICE

### THE ENGLISH LAKE DISTRICT

It comes rather with a shock to Americans to learn that in order to save the best of the English Lake district—the Wordsworth country—it has been necessary for numerous societies and organizations in that part of England to organize by preparing a regional plan of the District, that is, of the southern portion of it. The first steps in this direction were taken in 1926, when a conference of local authorities was called on the initiative of George L. Pepler, the Town Planning Adviser to the Ministry of Health, who presided on that occasion.

From that meeting resulted the formation of a regional committee a year later, and finally the appointment of a town planning adviser, and the commencement of the actual work of planning the region. The work has been somewhat stimulated in recent times by the very

serious invasion of the beauties of this garden spot of England, by the construction of "pylons" for the transmission of high power—which has stirred the whole of England against this desecration of the peaceful countryside.

The Report\* is not only timely and of value to the people of England, but to American town planners as well.

Regional planning—in its broader sense as concerning itself with those stretches of undeveloped country outside of cities—has had as yet little attention in the United States. Therefore, studies of this kind have peculiar value for American town planners. The region under consideration has especial appeal for all persons of Anglo Saxon stock—whether living in England or in the United States—with its associations of the best in English literature and art, the country of Wordsworth, Ruskin, Coleridge, and others.

The Report divides itself into two broad parts. Part I is devoted to a survey of the existing conditions and Part II concerns itself with the proposals to deal with those conditions.

Under Part I the following topics are considered: The Local Authorities included in the region; A Historical Survey of Pre-Roman, Roman, and Post-Roman to Renaissance developments and from the Renaissance period on—considering industry, roads, canal and railway developments and tourist traffic.

Another chapter deals with the physical characteristics of the region, its boundaries, topography, geology, climate and agriculture, also with its population, with housing and health, with industry, with agriculture, with workers in textile goods and articles of dress, metal workers and other industries, with power, with transport on roads, railways and canals, with utility services, with open spaces.

The Report is very fully illustrated with numerous half-tone photographs of the beautiful countryside in the Lake District.

## A DE LUXE BOOK ON REGIONAL PLANNING

### BRISTOL AND BATH

What may very appropriately be termed a "de luxe book on Regional Planning" is the fascinatingly attractive volume, published about a year ago, with regard to the Bristol and Bath region of England.\*\* If there is any city planning practitioner, or any member of a

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\* *The Lake District (South) Regional Planning Scheme. Report of Joint Committee of Local Authorities.* By Robert H. Mattocks. Apply to Thomas Watson, Clerk, Windermere Urban District Council. Ellerthwaite, Windermere. 67 pp. Price 8s.

\*\* *Bristol and Bath Regional Planning Scheme.* By Patrick Abercrombie and Bertrand F. Brueeton. 1930. Hodder and Stoughton, Ltd. Warwick Square. E. C. 4, London. 167 pp. 42 plates and numerous half-tones, with folding map in case. Price 21s net.

city planning board or commission in the United States who does not possess this volume, we advise him to obtain a copy at once. Not only because it is a most valuable publication to have in his library, but it is a constant inspiration and guide as to how a subject of this kind should be presented and the way in which intricate and interesting problems should be considered.

We mean this literally. Notwithstanding the many splendid regional planning reports that have been published in this country and elsewhere, we know of none that is so admirable an illustration of the way in which such reports should be presented, as is this delightful book of Professor Abercrombie's.

Professor Abercrombie with his keen artistic sensibilities and his high standards has led us to expect this kind of work from him, but in this instance he has even exceeded our expectations.

The Report, while written primarily for the technician, has an equally strong appeal for the layman.

The interesting country that serves as the field of this study, stretches from the line of the Avon River, North to the Cotswold Hills and South to the Mendips, and contains within its boundaries all the features of urban and rural growth.

The Report is divided into 4 Parts. The first, entitled "A Survey of the Region", treats of its physical contours, its geology, its rivers, moors, coasts and tides, its rainfall; it also considers its history and archaeology, particularly the history and archaeology of those two fascinating English and Roman cities—Bristol and Bath.

It deals with the means of communication, both roads and railways; with the various activities to be found in the region; the developed areas; the coal fields; the economic geology other than coal; and with other industrial activities; with the administration of the region; the local governments; with its population, and with an analysis of the census figures and the distribution of occupations; with a survey of the landscape; of the countryside generally; the divisions of the countryside; the country, towns and villages; the existing open spaces; the disfigurement of the countryside; with a classification of "discordancies" and a "catalogue of disfigurements"; and, finally, with public services in the nature of drainage, water supply, and electricity.

The second Part of the Report discusses the regional plan itself, under the broad headings of Zoning, Communications, Open Spaces, Reservations and Planting, and Public Services.

Part three considers the Effect of the regional plan from the following points of view: Population and Zoning; Methods of Development—Group or Ribbon; Effect on the Areas in Detail—discussing that

effect on the Bristol group, on Bath, the Avon valley, the coastal towns, the coal-field towns, the country towns, the villages, the rural areas.

While Part IV discusses the realization, or carrying out, of the regional plan, including its status, land owners, ancient and modern, the question of architectural control and rural preservation.

We referred to the colored map plates of which there are 18. Each one of these is in several colors and is so attractively rendered that one feels as if he were looking at an old print and wants immediately to take each plate out of the Report and frame it and put it on his study walls.

The interest that these colored maps have for city planners is obvious when the subjects with which they are concerned are mentioned. Without attempting to list all of the 18, attention should be called to the following: General Plan of the Region; Contours; Geological Sections; Rainfall Map; Archaeological Map; Historical Map of Roads; Road Traffic Diagram; Accessibility Diagram; Industrial Survey; Occupation Chart &c.

In addition to these delightful maps, there are numerous pages of halftone plates, with several pictures grouped on a single page, illustrating the villages in the district as well as other delightful aspects of the countryside.

No review can possibly do this model report justice. We repeat what we said at the beginning. Every city planning practitioner in the United States and every city planning commission or board should see to it that they have a copy of this Report in their libraries and give it their daily study.

In addition to the city planning practitioner, the Report has a very strong appeal to the general public in the United States.

Sooner or later the hundreds of thousands of American travelers who go to England, find themselves in the western part of that delightful country, and sooner or later turn up in the Bath and Bristol region. Whether attracted by the fascinating coast line of North Devon and the district around it, or by the Cheddar Gorge, or by the fascinating Crescent or old Roman remains at Bath, or by Bristol cathedral, or by the Avon Gorge—sooner or later they will find themselves in that district.

Their enjoyment of it will be increased a hundred fold by reading this delightful Report.